

SOUTHCOTT PINES

Riverfront Retreat

A Rare Opportunity in Grand Bend, Ontario

10240 Woodpark Court | Grand Bend, ON N0M 1T0

\$1,399,900	7 Bedrooms	4,175 Sq Ft	\$110,000 Annual Income
Price	Bedrooms	Square Footage	Rental Income (2025)

PROPERTY OVERVIEW

Located on a quiet cul-de-sac in the heart of Southcott Pines, this 4,175 sq ft walk-out bungalow offers exceptional privacy while being just steps from Southcott's private beach and an easy walk to downtown along the scenic river trail.

Backing directly onto the Ausable Channel and surrounded by mature trees, this exclusive setting is tranquil and naturally suited to relaxed cottage living. Built by respected builder Doug Geoffrey, the brick home features bright, open-concept principal rooms with 9'4" ceilings and large windows showcasing river and forest views.

KEY FEATURES

Main Level:

- Bright, open-concept living with river views
- Cozy fireplace in living room
- Generous kitchen & dining area
- Screened-in porch & sun deck
- Primary suite with private entrance, walk-in closet & ensuite
- 2 additional bedrooms & full bathroom

Lower Level Walk-Out:

- Large family room with heated floors
- Separate entrance
- Full bathroom with heated floors
- 4 large bedrooms

INVESTMENT OPPORTUNITY

This property has demonstrated strong rental income potential with **\$110,000 in gross rental income generated in 2025 at only 38% occupancy**. This means significant upside potential as occupancy increases.

Established Revenue Stream: Repeat renters are already booked for 2026. Bookings are cancellable if the buyer requires personal use, providing flexibility for owner-occupancy.

Turnkey Operation: Fully furnished with appliances, kitchenware, established website, and client database included. The property is ready to generate immediate income.

Multi-Use Potential: Perfect for family cottage, multi-generational escape, or continued income-producing investment.

LOCATION & AMENITIES

Prime Waterfront Location:

- Approximately 700 metres from Lake Huron
- Steps to Southcott's private beach
- Easy walk to downtown Grand Bend via scenic river trail
- Quiet cul-de-sac setting with mature trees
- Directly backing onto Ausable Channel

PROPERTY SPECIFICATIONS

Property Type	Single Family House	Heating	Forced air (Natural gas)
Style	Bungalow	Cooling	Central air conditioning
Exterior	Brick	Water	Municipal water
Foundation	Poured Concrete	Parking	12 spaces (Attached garage)
Age	31-50 years	Annual Property Tax	\$5,287

CONTACT INFORMATION

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For more information, to schedule a showing, or to discuss investment opportunities, please contact Trish Catton.