

80 Nelson St, Bluewater

NEW FOR SALE **\$594,900**

Bluewater, Hensall, Huron, Ontario N0M 1X0

TAXES \$4,019.48 (2025)

Detached 2-Storey

X12925762

4 BEDS	2 BATHS	13 ROOMS	5.5 TOT PRK SPCS	2000-2500 SQFT	35 DOM
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CLIENT REMARKS

This charming yellow brick 2-storey home offers a blend of character and functionality in the heart of Hensall, complemented by incredible curb appeal. Featuring 4 bedrooms and 2 bathrooms, the home includes a spacious kitchen with island seating and appliances that flows seamlessly into a large dining area and inviting living room, highlighted by a striking 3-sided fireplace. Hardwood floors, high ceilings, and original details such as pocket doors add timeless appeal, while a dedicated office space with built-ins enhances everyday living. A thoughtfully designed mudroom with direct access from Nelson Street adds convenience for busy households. Upstairs, you'll find four well-sized bedrooms, a 4-piece bathroom, and the added convenience of second-floor laundry. The basement provides excellent storage, a 2-piece bathroom, and in-floor heating in the addition for added comfort. Mechanical updates include 200-amp electrical service and central air (2022). Set on a fully fenced lot, the outdoor space is ideal for entertaining, featuring a two-tier deck, two gazebos, and an outdoor kitchen with hydro. A detached insulated shop with a concrete floor and steel exterior, along with a separate guest or pool house with hydro, adds versatility. The expansive lot also offers potential for severance (buyer to verify), presenting additional future opportunity. Complete with a double-wide paved driveway, this property delivers space, character, and flexibility both inside and out.

LISTING INFORMATION

PIN#	412250165	POSSESSION	Flexible
TAXES	\$4,019.48	REMARKS	
TAX YEAR	2025	SELLER PROPERTY	No
LEGAL DESCRIPTION	Plan 262 Lot 48 & 49 Municipality of Bluewater	INFO STATEMENT	
STATUS	Available		

PROPERTY INFORMATION

APPROX AGE	100+	ROOMS	13
YEAR BUILT	1900	BEDROOMS	4
FRONTING ON	West	WASHROOMS	2
LOT SIZE	117.48 x 148.5 Feet	KITCHENS	1
LOT SHAPE	Rectangular	FIREPLACE	Living Room
LOT SIZE SOURCE	GeoWarehouse	FEATURES	
ACREAGE	< .50	EXTERIOR	Brick, Vinyl Siding
SQUARE FEET	2000-2500	ROOF	Asphalt Shingle
DIR/CROSS ST	Nelson Street & Queen Street	FOUNDATION	Stone
DIRECTIONS	Off of Main St (King St) turn North onto Nelson Street. House is on the corner of Nelson & Queen Street.	GARAGE TYPE	Detached
DRIVE	Private Double	GARAGE PARKING	1.5
PARKING DRIVE	6	SPACES	
SPACES		OTHER STRUCTURES	Fence - Full, Gazebo, Storage
TOTAL PARKING	5.5	SURVEY TYPE	None
SPACES		BASEMENT	Partially Finished / Full
UFFI	No	UTILITIES-HYDRO	Yes
POOL	None	UTILITIES-CABLE	A
A/C	Central Air	UTILITIES-TELEPHONE	A
ZONING	R2	UTILITIES-GAS	Yes
ACCESSIBILITY	Multiple Entrances	HEATING SOURCE	Gas
FEATURES		HEATING TYPE	Forced Air
HST APPLICABLE TO	Included In	WATER	Municipal
SALE PRICE		SEWERS	Sewers
LAUNDRY LEVEL	Upper	AREA INFLUENCES	
AREA	Huron	PROPERTY TYPE	Detached
MUNICIPALITY	Bluewater	LINK	N
COMMUNITY	Hensall	STYLE	2-Storey
		FAMILY ROOM	Y
		FIREPLACE/STV	Y
		CENTRAL VAC	Yes

FEATURES

- ✔ Central Vacuum
- ✔ Family Room
- ✔ Fenced Yard
- ✔ Fireplace/Stove
- ✔ Place Of Worship
- ✔ School
- ✔ Wooded/Treed

EXTERIOR FEATURES

- ✔ Deck
- ✔ Landscaped
- ✔ Privacy
- ✔ Porch Enclosed

INTERIOR FEATURES

- ✔ Water Softener
- ✔ Central Vacuum
- ✔ Water Heater
- ✔ Storage
- ✔ Sump Pump

SECURITY FEATURES

✔ Smoke Detector

SPECIAL DESIGNATIONS

✔ Unknown

PUBLIC OPEN HOUSE

Sunday, May 3 2026

2:00 PM - 4:00 PM

WATERFRONT

TOPOGRAPHY Flat, Wooded/Treed
 WATERFRONTYN No
 WATERFRONT None

RURAL SERVICES Recycling Pickup, Garbage Pickup,
 Street Lights

ROOM INFO

ROOM	LEVEL	DIMENSIONS	NOTES
Foyer	Main	2.73 m x 3.89 m (8.96 ft x 12.76 ft)	
Office	Main	3.17 m x 4.39 m (10.4 ft x 14.4 ft)	
Living	Main	3.98 m x 6.16 m (13.06 ft x 20.21 ft)	
Dining	Main	6.14 m x 2.83 m (20.14 ft x 9.28 ft)	
Kitchen	Main	4.61 m x 5.37 m (15.12 ft x 17.62 ft)	W/O To Patio
Prim Bdrm	2nd	3.96 m x 4.67 m (12.99 ft x 15.32 ft)	
Br	2nd	3.19 m x 3.82 m (10.47 ft x 12.53 ft)	
Br	2nd	2.96 m x 3.12 m (9.71 ft x 10.24 ft)	
Br	2nd	4.04 m x 2.96 m (13.25 ft x 9.71 ft)	
Laundry	2nd	3.44 m x 1.78 m (11.29 ft x 5.84 ft)	
Utility	Bsmt	4.02 m x 7.01 m (13.19 ft x 23 ft)	
Rec	Bsmt	2.75 m x 6.61 m (9.02 ft x 21.69 ft)	
Other	Bsmt	3.64 m x 3.15 m (11.94 ft x 10.33 ft)	
Other	Bsmt	4.27 m x 4.6 m (14.01 ft x 15.09 ft)	

WASHROOM INFO

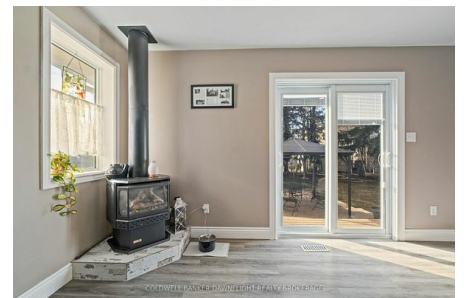
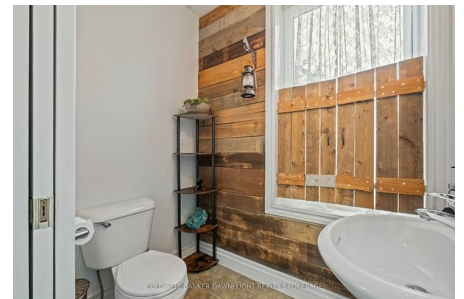
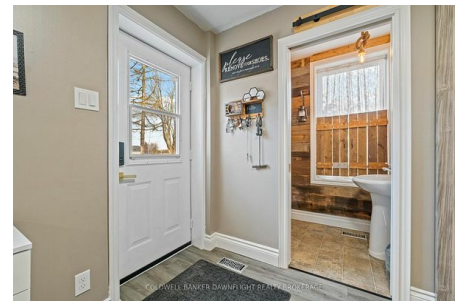
# OF WASHROOMS	PIECES	LEVEL
1	2	Main
1	4	2nd

INCLUSIONS

Fridge, Stove and Dishwasher

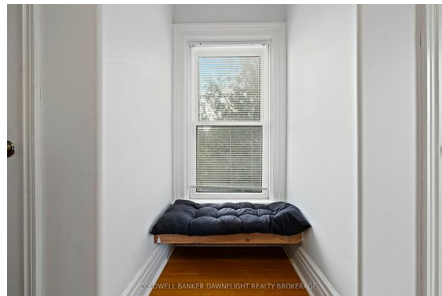
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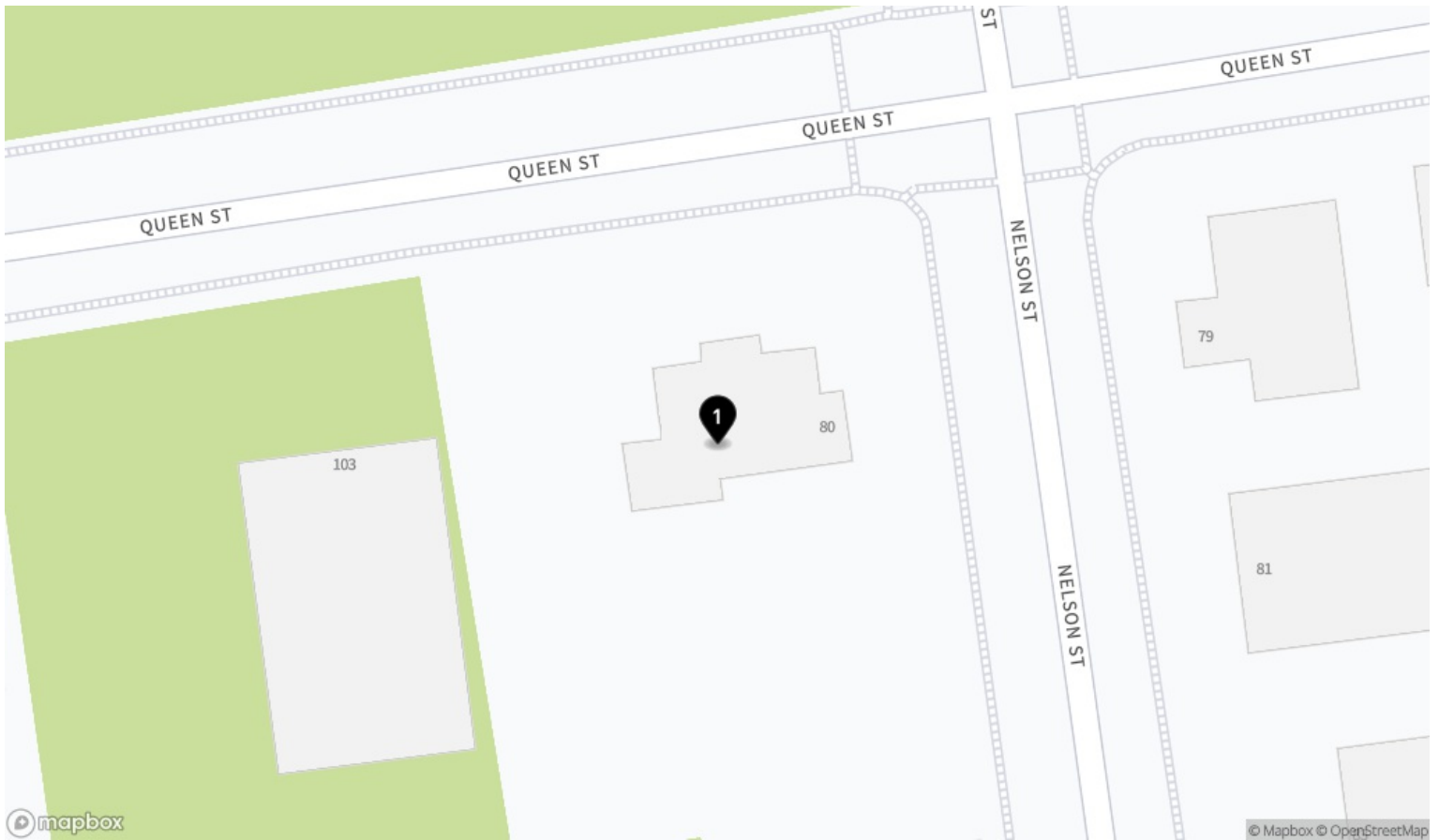
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80 Nelson Street

Hensall, ON

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<https://hoodq.com>

HoodQ
Homebuyer
Hub

SCHOOLS

With good assigned and local public schools near this home, your kids can thrive in the neighbourhood.



É Élé^m Marie-Curie

Designated Catchment School

Grades PK to 6

40 Hunt Club Dr

ÉS Gabriel-Dumont

Designated Catchment School

Grades 7 to 12

2463 Evans Blvd

Other Local Schools

Bluewater Coast ES

Grades PK to 6

85 York St

Huron Centennial PS

Grades PK to 8

39978 Centennial Rd

Exeter ES

Grades PK to 8

93 Victoria St E

South Huron District HS

Grades 7 to 12

92 Gidley St E

SAFETY

With safety facilities in the area, help is always close by. Facilities near this home include a police station, a hospital, and a fire station within 28.45km.

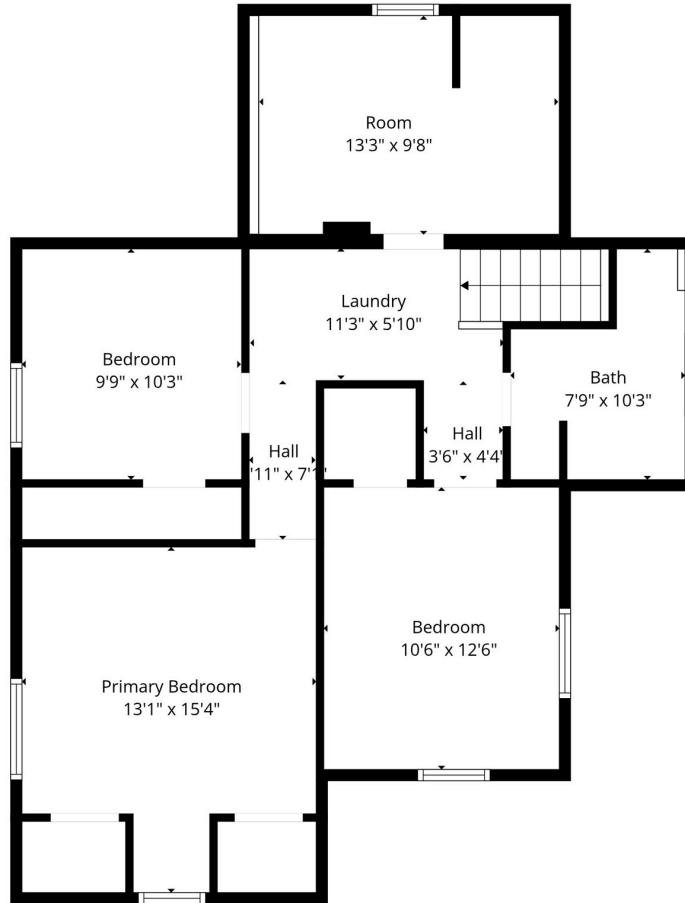
 **South Huron Hospital Association**
24 Huron St W

 **Fire Station**
216 Main St

 **Police Station**
245 Main St N

HoodQ

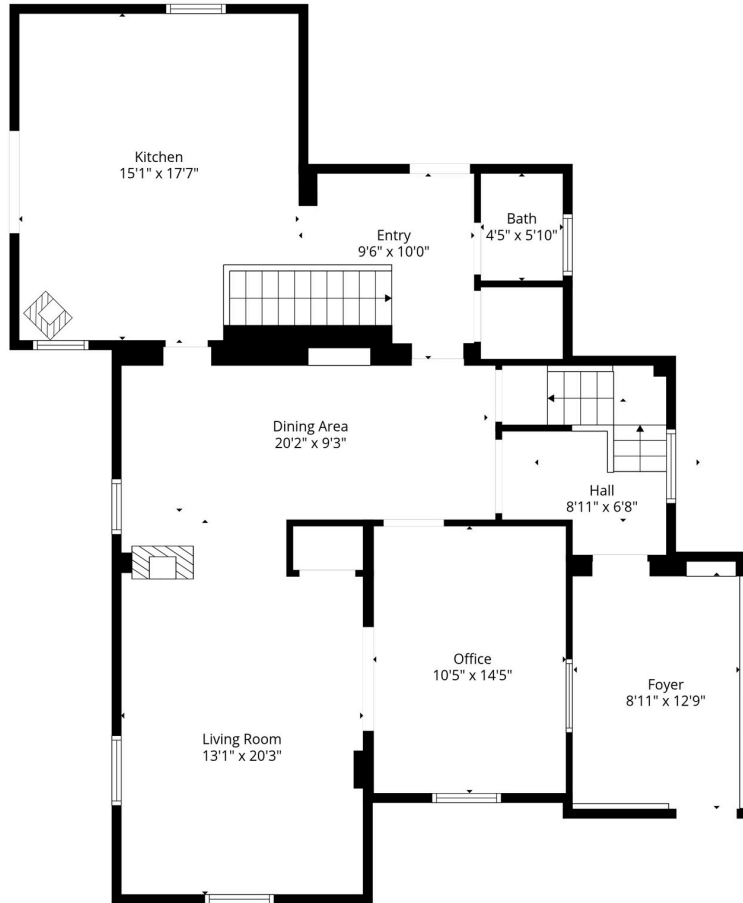
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TOTAL: 2237 sq. ft

Basement: 209 sq. ft, 1st floor: 1241 sq. ft, 2nd floor: 787 sq. ft
EXCLUDED AREAS: UTILITY: 278 sq. ft, ROOM: 206 sq. ft, UNDEFINED: 29 sq. ft,
HALL: 46 sq. ft, STORAGE: 120 sq. ft, LOW CEILING: 36 sq. ft,
WALLS: 247 sq. ft

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.



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