



JENNIFER LAMONT
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 eXp Realty, BROKERAGE

465 Creekwood Drive N, Saugeen Shores, Ontario N0H 2L0

Listing

465 Creekwood Dr N Saugeen Shores

Active / Residential Freehold / Detached

MLS®#: **X12153063**

List Price: **\$1,389,000**

New Listing



Bruce/Saugeen Shores/Saugeen Shores

Tax Amt/Yr: **\$6,841.00/2024** Transaction: **Sale**
 SPIS: **Yes** DOM
 Legal Desc: **PCL PLAN-1 SEC 3M198; LT 54 PL 3M198 TOWN OF SAUGEEN SHORES**

Style: **1 1/2 Storey** Rooms Rooms+: **4+0**
 Fractional Ownership: **No** BR BR+: **3(3+0)**
 Assignment: Baths (F+H): **4(3+1)**
 Link: **No** SF Range: **2000-2500**
 Storeys: **1.5** SF Source:
 Leased Land: YB/YB Source: **2010/MPAC**
 Lot Front: **149.34** Fronting On: **N**
 Lot Depth: **135.73** Lot Size Area: **11,119.48**
 Lot Size Code: **Feet** Lot Size Area Code: **Square Feet**
 SQFT Above Grd Fin: **2345** SQFT Above Grd Fin Src: **MPAC**

Zoning: **R1**
 Cross Street: **Hwy 21 and South St**
 Directions: **OFF HIGHWAY 21 TURN ON TO SOUTH STREET GO TO STOP SIGN, TURN RIGHT ONTO MEADOW LANE, TURN RIGHT ONTO CREEKWOOD**

Abv Gd Fin Area/Src: **2345/MPAC**
 Blw Gd Fin Area/Src: **1454/Plans**

Prop Mgmt:
 Status Cert:

Seller: **MELESKIE, JESSICA MELANIE; MELESKIE, ADAM JAMES**

Recent: **05/16/2025 : NEW**

Next OH: **Public: Sat May 17, 2:00PM-4:00PM**

PIN #:	332660248	ARN #:	411048000113016	Contact After Exp:	No
Additional PIN #:		Phased Tax Value:	518,000.00	Under Contract Mnthly:	
Holdover:	60			Occupancy:	Owner
Possession Type:	Flexible			Possession Date:	2025-08-01
Possession Rmks:	Flex			Road Access Fee:	
Local Improv:				Survey Year/Type:	
Seasonal Dwelling:				Realtor Sign on Prop:	Yes

Kitch Kitch + Island YN:	1 (1+0)	Exterior:	Stone, Wood	Water:	Municipal
Fam Rm:	Yes	Drive:	Pvt Double	Water Meter:	
Basement:	Yes/Finished, Full	Garage:	Yes	Waterfront Feat::	
Fireplace/Stv:	Yes	Gar/Gar Spcs:	Attached Garage/2.0	Waterfront Struc:	
Interior Feat:	Ventilation System, Water Heater Owned	Drive Pk Spcs:	4.00	Well Capacity:	
Heat:	Forced Air, Gas	Tot Pk Spcs:	6.00	Well Depth:	
A/C:	Yes/Central Air	Pool:	Inground	Sewers:	Municipal
Central Vac:	No	Room Size:		Special Desig:	Unknown
Apx Age:	6-15	Rural Services:		Farm Features:	
Elevator:	No/None	Security Feat:		Winterized:	
Property Feat:					
Roof:	Shingles				
Foundation:	Poured Concrete				
Soil Type:					
Waterfront Y/N:	No	Waterfront:	None	Waterfront Frontage (M):	
Water Struct:		Easements/Restr:			
Under Contract:		Dev Charges Paid:		HST App To SP:	Included In
View:		Lot Shape:	Pie	Lot Size Source:	MPAC

Remarks/Directions

Client Rmks: **Welcome to 465 Creekwood Drive, a stunning home in a desirable neighborhood, just an 8-minute walk from South Street Beach. Built in 2010, this three-bedroom, four-bathroom home sits on an extremely large lot and offers 2,461 sq. ft. of above-grade living space, plus 1,454 sq. ft. in the fully finished basement. The curb appeal is unmatched, with stone and wood paneling and a charming covered porch that wraps the front entrance. Step inside to find 25-foot vaulted pine tongue-and-groove ceilings, creating an open-concept feel complemented by hickory wood flooring. The kitchen is both functional and stylish, and the sunroom complete with Eramosa stone and in-floor heating opens directly to the backyard retreat. The primary bedroom features a newly renovated ensuite, while the second floor offers 3 bedrooms &**

convenience of laundry. The basement is a versatile space, with a gym, an office (or potential fourth bedroom), a family room, and an entertainment area. The backyard, created in 2019, is a true oasis, this dream space, featuring a heated in-ground fiberglass pool with natural Eramosa stone coping and a waterfall feature, a pergola with Eramosa stone pillars, a gas fireplace, a TV, and both electric and natural gas lines installed. Additional highlights include a 10-person hot tub, a stone dry bar with built-in stainless steel cabinets, square-cut Eramosa stone patio set on a concrete pad with full drainage, professionally landscaped gardens by Elite Landscaping, an automated system for pool and landscape lighting, and an in-ground sprinkler system. The privacy is unparalleled, with breathtaking trees and blooms that create a serene, picturesque setting. Backyards like this rarely, if ever, come on the market. This home has been meticulously upgraded, with features like central vac, quartz countertops, in-floor heating, and so much more. It is an absolute must-see. Don't miss your chance to own this incredible property.

Inclusions: **Fridge, Oven Range, Dishwasher, Washer, Dryer, Pool Table, Hotub, Outdoor TV,**

Broker Rmks:

Appt/Showing Rmks:

Showing Requirements: **Lockbox, Showing System**

VT URL Branded:

VT URL Unbranded: <https://youtu.be/asF3aVii81s>

Brokerage Information

Financing:	--	Perm to Advertise:	Yes	Contact After Expired:	No
Buyer Agency Compensation Remarks:					
List Brokerage:	eXp Realty	Phone:	866-530-7737		
List Brkr Addr:	700 GODERICH STREET, Port Elgin N0H2C0	Fax:	647-849-3180		
List Salesperson:	JENNIFER LAMONT, Salesperson	Phone:	519-386-8184		
Contract Date:	05/16/2025	Leased Terms:			
Last Update:	05/16/2025	Expiration Date:	09/30/2025	Original \$:	\$1,389,000
		CB Comm:	2%		

Prepared By: **JENNIFER LAMONT, REALTOR Salesperson**

Date Prepared: **05/16/2025**

Rooms

MLS® #: X12153063

Room	Level	Dimensions (Metric)	Dimensions (Imperial)	Bathroom Pieces	Features
Kitchen	Ground	19 M X 14 M	62.33 Ft x 45.93 Ft		
Great Room	Ground	18 M X 20 M	59.05 Ft x 65.61 Ft		
Sunroom	Ground	10 M X 12 M	32.80 Ft x 39.37 Ft		
Dining Room	Ground	15 M X 11 M	49.21 Ft x 36.08 Ft		
Foyer	Ground	15 M X 9 M	49.21 Ft x 29.52 Ft		
Mudroom	Ground	9 M X 10 M	29.52 Ft x 32.80 Ft		
Bedroom	Second	12 M X 15 M	39.37 Ft x 49.21 Ft		
Bedroom	Second	12 M X 11 M	39.37 Ft x 36.08 Ft		
Bedroom	Second	11 M X 10 M	36.08 Ft x 32.80 Ft		
Exercise Room	Basement	19 M X 14 M	62.33 Ft x 45.93 Ft		
Family Room	Basement	21 M X 20 M	68.89 Ft x 65.61 Ft		
Office	Basement	16 M X 12 M	52.49 Ft x 39.37 Ft		
Bathroom	Second			4	
Bathroom	Second			4	
Bathroom	Ground			2	
Bathroom	Basement			4	

History

465 Creekwood Drive N, Saugeen Shores, Ontario N0H 2L0

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MLS® # [X12153063](#) Type: **RESI/Detached** CDOM: List SP: [JENNIFER LAMONT, Salesperson](#)
List Brk: [eXp Realty](#)



Price	Type	Mls Chg Type	Chg Date	Change Info	Modified	Chg By
\$1,389,000	RESI	New Listing	05/16/25	->New	05/16/25 08:23 AM	

MLS® # [X11170958](#) Type: **RESI/Detached** CDOM: List SP: [DOUG FREIBURGER](#)
List Brk: [SUTTON-HURON SHORES REALTY INC. Brokerage](#)



Price	Type	Mls Chg Type	Chg Date	Change Info	Modified	Chg By
\$789,000	RESI	Terminated	05/17/18	ACT->TER	05/17/18 01:30 PM	GA908
Price	Type	Mls Chg Type	Chg Date	Change Info	Modified	Chg By
\$789,000	RESI	New Listing	05/11/18	->ACT	05/11/18 11:43 AM	GB595
Price	Type	Mls Chg Type	Chg Date	Change Info	Modified	Chg By
\$789,000	RESI	New Listing	05/11/18	->New	05/11/18 06:09 AM	