

**Property Client Full**

**383 Northport Drive, Saugeen Shores, Ontario N0H 2C8**

Listing

**383 Northport Dr Saugeen Shores**  
**Active / Residential Freehold / Detached**

MLS®#: **X12843862**

List Price: **\$899,000**

**New Listing**



eXp Realty, Brokerage

**Bruce/Saugeen Shores/Saugeen Shores**

Tax Amt/Yr: **\$5,682.00/2025** Transaction: **Sale**  
 SPIS: **Yes** DOM: **0**  
 Legal Desc: **LOT 13, PLAN 3M237 SUBJECT TO AN EASEMENT IN GROSS OVER PT 15 3R-10028 AS IN BR128043 TOWN OF SAUGEEN SHORES**

Style: **2 Storey** Rooms Rooms+: **9+0**  
 Fractional Ownership: BR BR+: **4(4+0)**  
 Assignment: Baths (F+H): **4(3+1)**  
 Link: **No** SF Range: **1500-2000**  
 Storeys: **2.0** SF Source: **MPAC**  
 Lot Irreg: Lot Acres: **S**  
 Lot Front: **48.23** Fronting On:  
 Lot Depth: **134.51**  
 Lot Size Code: **Feet**  
 Zoning: **R1/PD**  
 Dir/Cross St: **Northport Dr & Bruce St**

Next OH: **Member: Sat Mar 7, 10:00AM-12:00PM**

PIN #: **332681655** ARN #: **411044000609217** Contact After Exp: **No**  
 Holdover: **60**  
 Possession: Possession Date: **2026-04-25**

Kitch Kitch +	<b>1 (1+0)</b>	Exterior:	<b>Stone</b>	Water:	<b>Municipal</b>
Fam Rm:	<b>Yes</b>	Garage:	<b>Yes</b>	Water Supply Type:	
Basement:	<b>Yes/Finished</b>	Gar/Gar Spcs:	<b>Attached Garage/2.0</b>	Water Meter:	
Fireplace/Stv:	<b>Yes</b>	Drive Pk Spcs:	<b>4.00</b>	Waterfront Feat:	
Fireplace Feat:	<b>Family Room</b>	Tot Pk Spcs:	<b>6.00</b>	Waterfront Struc:	
Interior Feat:	<b>Auto Garage Door Remote, Primary Bedroom - Main Floor</b>	Pool:	<b>None</b>	Well Capacity:	
Heat:	<b>Forced Air</b>	Room Size:		Well Depth:	
Heat Source:	<b>Gas</b>	Rural Services:		Sewers:	<b>Municipal</b>
A/C:	<b>Yes/Central Air</b>	Security Feat:		Special Desig:	<b>Unknown</b>
Central Vac:	<b>No</b>			Farm Features:	
Laundry Lev:	<b>Main</b>			Winterized:	<b>Fully</b>
Property Feat:					
Roof:	<b>Asphalt Shingle</b>				
Foundation:	<b>Concrete</b>				
Soil Type:					
Waterfront Y/N:	<b>No</b>	Waterfront:		Island YN:	
Water Struct:		Easements/Restr:			
Under Contract:		Dev Charges Paid:		HST App To SP:	<b>Included In</b>
View:		Lot Shape:		Lot Size Source:	<b>MPAC</b>

**Remarks/Directions**

Client Rmks: **Built in 2021 and thoughtfully upgraded since, this beautifully maintained home offers modern design, quality construction, and exceptional functionality for today's lifestyle. The main floor features 1,842 sq. ft. of bright open-concept living space, where the kitchen and dining area flow seamlessly together. The kitchen is designed for both everyday living and entertaining, complete with updated appliances and a large wall pantry for excellent storage. The primary suite offers a private retreat, highlighted by in-floor heating in the ensuite bathroom, adding a touch of comfort and luxury. Downstairs, the fully finished basement (completed in 2025) adds an additional 1,091 sq. ft. of living space and was built with quality and comfort in mind. The basement features higher-than-average ceiling height, Roxul insulation and resilient channel installed in the ceiling for enhanced soundproofing, along with Dri-Core subfloor underlayment for added warmth and moisture protection. Additional highlights include a large two-car garage, a partially fenced yard, wiring already installed for a future hot tub, and the peace of mind of an owned hot water tank (not a rental). With nearly 3,000 sq. ft. of finished living space, modern construction, and thoughtful upgrades throughout, this home offers an exceptional opportunity to own a newer property that is truly move-in ready.**

Listing Contracted With: **eXp Realty 866-530-7737**

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

Date Prepared: **03/04/2026**