



A BUYERS GUIDE TO 465 CREEKWOOD DRIVE SOUTHAMPTON

This stunning 4-bed, 4-bath home, spanning 3,300 sq. ft., is a masterpiece of design and comfort in a desirable neighbourhood. Built in 2010, it features 25-foot vaulted pine ceilings, hickory wide plank flooring, and a convenient second-floor laundry. Recent updates include remodeled bathrooms, fresh paint, and a new furnace. The sunroom boasts heated stone floors, while the basement includes a fully equipped exercise room. The professionally landscaped backyard, completed in 2019, is an entertainer's dream with a heated fiberglass pool, a waterfall, a pergola with a gas fireplace and TV, a hot tub, and a stone dry bar with stainless steel cabinets. All patios are crafted with full drainage, complemented by an automated pool and landscape lighting system and a sprinkler system. This home perfectly blends luxury, functionality, and outdoor living with an added bonus of only being an 8 minute walk to South Street Beach.



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IMPORTANT DETAILS

Property Address:

465 Creekwood Drive, Southampton

List Price: \$1,389,000

Style: 2 Storey House / Detached

Total Bedrooms: 3+

Total Bathrooms: 4

Garage: 2 Car Garage Attached, 2 Parking Spaces

Year Built: 2010

Total Square Footage: 3,300 sq. ft.

Lot Size: 0.23 acres

Property Taxes: \$7,260.00 (2024)

Average Utilities (monthly):

⚡ Hydro Electricity: \$172.50

🔥 Natural Gas: \$242.00

💧 Water & Sewer: \$75.00

Heating/ Cooling:

Central air conditioning

Forced air natural gas



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MORTGAGES CAN BE CONFUSING WE HAVE YOU COVERED

Sale Price: \$1,389,000

Minimum Payment: \$89,900

Mortgage Including CMHC Insurance: \$1,102,400

Term: 5 Years

Amortization Period: 25 years

Interest Rate: 4.19%

Payment Frequency: bi-weekly

Provincial Land Transfer Tax: \$19,975

Bi-weekly Mortgage Payment: \$2,726.53



We have partnered with LNX Mortgages and we are pleased to offer our clients an extensive array of additional services and benefits to facilitate a seamless home financing experience.

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Direct: 365-889-5490 | mark@LNxmortgages.com

— A PLACE TO CALL HOME



If you're inspired by tennis clubs, pristine white sand beaches, and unwinding in the soft glow of a setting sun, then Southampton, Ontario is the perfect destination. This charming coastal town is situated along the breathtaking shores of Lake Huron. Leave behind the hustle and bustle and enjoy a Hamptons-like experience without the hefty price tag.

Take a stroll down Southampton's spacious High Street until you reach its intersection with Albert. The town exudes a distinct maritime ambiance, featuring quaint cottages, a beautiful sandy beach, and delightful shops. Don't miss the Bruce County Museum and Cultural Centre, which boasts a brand new building and captivating exhibits.



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