

9 Westgate Drive, Saugeen Shores, Ontario N0H 2C2

Listing

9 Westgate Dr Saugeen Shores

Active / Residential Freehold / Detached

MLS® #: X12409417

List Price: \$1,399,000

New Listing



Bruce/Saugeen Shores/Saugeen Shores

Tax Amt/Yr: **\$9,281.49/2025** Transaction: **Sale**
SPIS: **No** DOM: **0**
Legal Desc: **LOT 26, PLAN 3M236 TOWN OF SAUGEEN SHORES**

Style: **Bungalow** Rooms Rooms+: **14+0**
Fractional Ownership: BR BR+: **5(5+0)**
Assignment: Baths (F+H): **3(3+0)**
Link: **No** SF Range: **2000-2500**
Storeys: **1.0** SF Source: **MPAC**
Leased Land: YB/YB Source: **2019/MPAC**
Lot Front: **88.94** Fronting On:
Lot Depth: **210.94** Lot Size Area: **1,706.73**
Lot Size Code: **Feet** Lot Size Area Code:
SQFT Above Grd Fin: **2067** SQFT Above Grd Fin Src: **MPAC**

Zoning: **R1-48**
Cross Street: **Westgate Drive and Trillium Drive**
Directions: **9 Westgate Drive, Saugeen Shores**

Abv Gd Fin Area/Src: **2067/MPAC**

Prop Mgmt: **MPAC**
Status Cert: **SqFt Src/Comment: MPAC**

Seller: **Melissa Lynn Wnuk and Allan William Roach**

Recent: 09/17/2025 : NEW

Next OH: Public: Sun Sep 21, 12:00PM-2:00PM

PIN #: **332681633**
Additional PIN #: **60**
Holdover: **Flexible**
Possession Type: **Flexible**
Possession Rmks:
Local Improv:
Seasonal Dwelling:

ARN #: **411044000607150** Contact After Exp: **No**
Phased Tax Value: **630,000.00** Under Contract Mnthly:
Occupancy: **Owner**
Possession Date: **2025-10-31**
Road Access Fee:
Survey Year/Type:
Realtor Sign on Prop: **Yes**

Kitch Kitch + **1 (1+0)**
Island YN:
Fam Rm: **Yes**
Basement: **Yes/Finished, Full**
Fireplace/Stv: **Yes**
Interior Feat: **Air Exchanger, Auto**
Garage Door Remote, On
Demand Water Heater
Heat: **Forced Air, Gas**
A/C: **Yes/Central Air**
Central Vac: **No**
Laundry Lev: **Main**
Property Feat:
Roof: **Asphalt Shingle**
Foundation: **Poured Concrete**
Soil Type:
Lease To Own Items: **Water Heater**

Exterior: **Stone**
Garage: **Yes**
Gar/Gar Spcs: **Attached Garage/2.0**
Drive Pk Spcs: **4.00**
Tot Pk Spcs: **6.00**
Pool: **None**
Room Size:
Rural Services:
Security Feat:

Water: **Municipal**
Water Meter:
Waterfront Feat:
Waterfront Struc:
Well Capacity:
Well Depth:
Sewers: **Municipal**
Special Desig: **Unknown**
Farm Features:
Winterized:

Water Name: **Lake Huron**
Waterfront Y/N: **No**
Water Struct:
Under Contract:
View:

Waterfront: **None**
Easements/Restr:
Dev Charges Paid:
Lot Shape:

Waterfront Frontage (M):
HST App To SP: **Included In**
Lot Size Source: **MPAC**

Remarks/Directions

Client Rmks: **Welcome to 9 Westgate Drive, an exquisite custom-built Snyder home nestled in the prestigious neighborhood of Saugeen Shores. This stunning residence is just minutes away from the picturesque walking trails and the scenic shore road, offering a beautiful pathway that leads directly to downtown Southampton, the marina, and the sandy shores of Port Elgin Main Beach. This six-year-old home is situated on a sprawling tree-lined lot, providing an abundance of privacy. Step inside to discover a bright and airy interior featuring soaring vaulted ceilings and beautiful engineered hardwood flooring throughout the main floor. The kitchen will simply take your breath away, offering ample space for cooking, plenty of cupboard storage, and a lovely pantry. Quartz countertops add a touch of elegance, while sliding doors from the dining room lead out to an extremely large and beautiful deck, perfect for entertaining or enjoying peaceful outdoor moments. The spacious layout includes three well-appointed bedrooms and two elegant bathrooms,**

with the primary suite boasting a luxurious en suite complete with a rainfall shower and a generously sized soaker tub. The primary bedroom also features a large walk-in closet, while the great room is adorned with stunning windows that seamlessly blend indoor comfort with the beauty of the outdoors. Backing onto a scenic green space, this home offers complete privacy, ensuring you'll never have neighbors directly behind you. The fully finished basement adds even more value, featuring two additional bedrooms and another four-piece bathroom, making it perfect for family gatherings or hosting friends. With everything you need conveniently located on the main floor, this true bungalow provides both functionality and elegance. The exterior is adorned with beautiful stonework, enhancing its curb appeal. This breathtaking home is a must-see schedule your viewing today and experience the perfect blend of luxury and tranquility at 9 Westgate Drive!

Inclusions: **Fridge, Gas range oven, Dishwasher, Washer, Dryer, and window coverings**

Exclusions: **Fridge & Freezer in utility room, Pool Table**

Rental Items: **Hot on demand (Reliance)**

Broker Rmks:

Offer Rmks: **Please allow for a 24 hr irrevocable on all offers.**

Appt/Showing Rmks:

Showing Requirements: **Lockbox, Showing System**

VT URL Unbranded: <https://www.youtube.com/embed/kvIrtNtY>

VT URL Unbranded 2: <https://tour.giraffe360.com/9westga>

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:	09/17/2025	Leased Terms:			
Last Update:	09/17/2025	Expiration Date:	12/31/2025	Original \$:	\$1,399,000
		CB Comm:	1.5		

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

Date Prepared: **09/17/2025**

Rooms

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Room	Level	Dimensions (Metric)	Dimensions (Imperial)	Bathroom Pieces	Features
Kitchen	Main	9.54 M X 10.2 M	31.29 Ft x 33.46 Ft		
Dining Room	Main	3.64 M X 2.44 M	11.94 Ft x 8.00 Ft		
Laundry	Main	2.76 M X 2.49 M	9.05 Ft x 8.16 Ft		
Primary Bedroom	Main	4.27 M X 4.25 M	14.00 Ft x 13.94 Ft		
Other	Main	1.87 M X 2.5 M	6.13 Ft x 8.20 Ft		
Bedroom	Main	3.02 M X 3.74 M	9.90 Ft x 12.27 Ft		
Bedroom	Main	3.42 M X 3.33 M	11.22 Ft x 10.92 Ft		
Recreation	Basement	13.61 M X 6.23 M	44.65 Ft x 20.43 Ft		
Bedroom	Basement	3.44 M X 3.59 M	11.28 Ft x 11.77 Ft		
Bedroom	Basement	3.47 M X 3.14 M	11.38 Ft x 10.30 Ft		
Utility Room	Basement	7.19 M X 3.57 M	23.58 Ft x 11.71 Ft		
Bathroom	Main			4	
Bathroom	Main			4	
Bathroom	Basement			4	

History

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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
\$1,399,000	RESI	New Listing	09/17/25	->ACT	09/17/25 11:50 AM	9654726