



A BUYERS GUIDE TO 477 CREEKWOOD DRIVE SOUTHAMPTON

Welcome to your dream home in Southampton, featuring a charming wrap-around porch. This 2011 Berner build merges modern amenities with classic design. Highlights include a spacious great room, a master bedroom with a walk-in closet and luxurious ensuite, a kitchen with quartz countertops, and additional features like air conditioning and a gas fireplace. The finished basement offers extra living space with a rec room and another bedroom. With 2,022 sq ft above ground and 1,230 sq ft below, it's perfect for families and entertaining, located just 8 minutes from the beach. A must-see for families or retirees!



JENNIFER LAMONT

✉ jennifer@lamontgroup.ca

📞 (519) 386 - 8184

🌐 www.lamontgroup.ca

SCAN HERE



— IMPORTANT DETAILS

Property Address:

477 Creekwood Drive, Southampton

List Price: \$1,149,000

Style: 1½ Storey House / Detached

Total Bedrooms: 4

Total Bathrooms: 4

Garage: Attached, 6 Spaces

Year Built: 2011

Total Square Footage: 3,252 sq. ft.

Above Ground: 2,022 sq. ft.

Finished Basement: 1,230 sq. ft.

Property Taxes: \$6,363.11 (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

1 Fireplace



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MORTGAGES CAN BE CONFUSING WE HAVE YOU COVERED



Sale Price: \$1,149,000

Down Payment of 10%: \$114,900

CMHC Insurance: \$32,057

Amortization Period: 25 years

Interest Rate: 4%

Payment Frequency: bi-weekly

Provincial Land Transfer Tax: \$19,455

Bi-weekly Mortgage Payment: \$2,645



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.

Mark LENNOX B.Comm | Mortgage Broker #M18001526

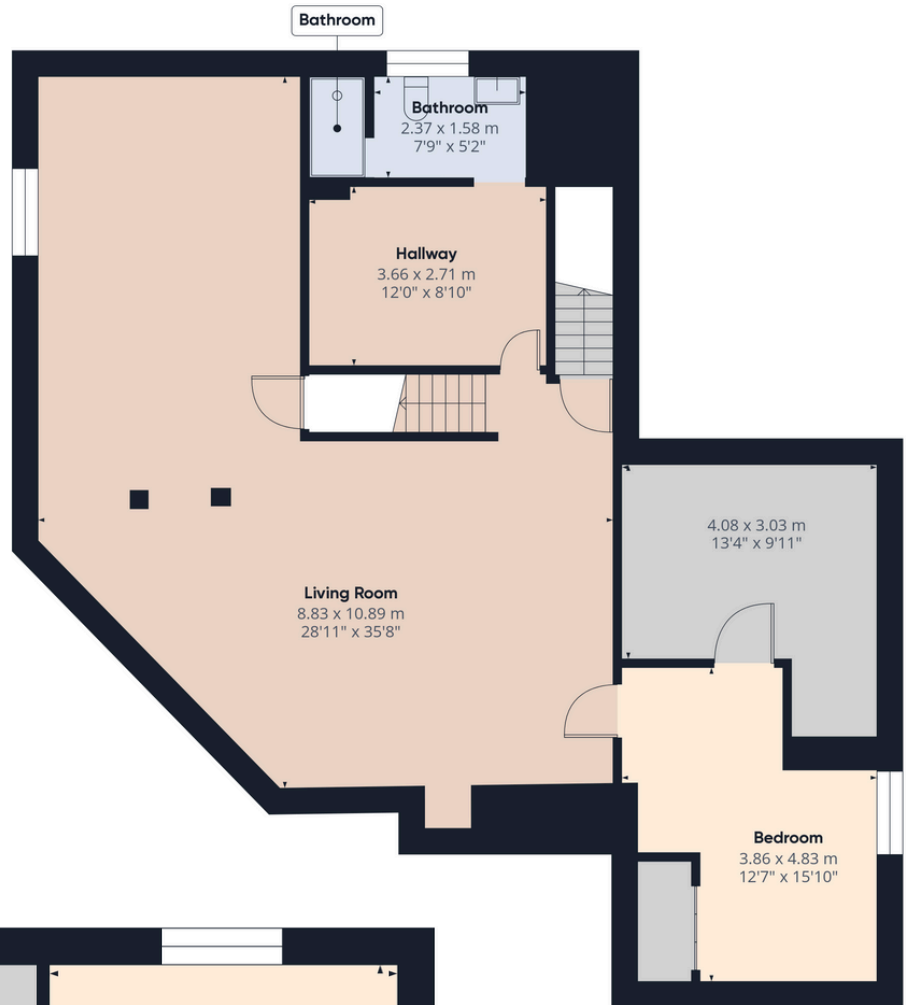
Direct: 365-889-5490 | mark@LNxmortgages.com

FLOOR PLANS

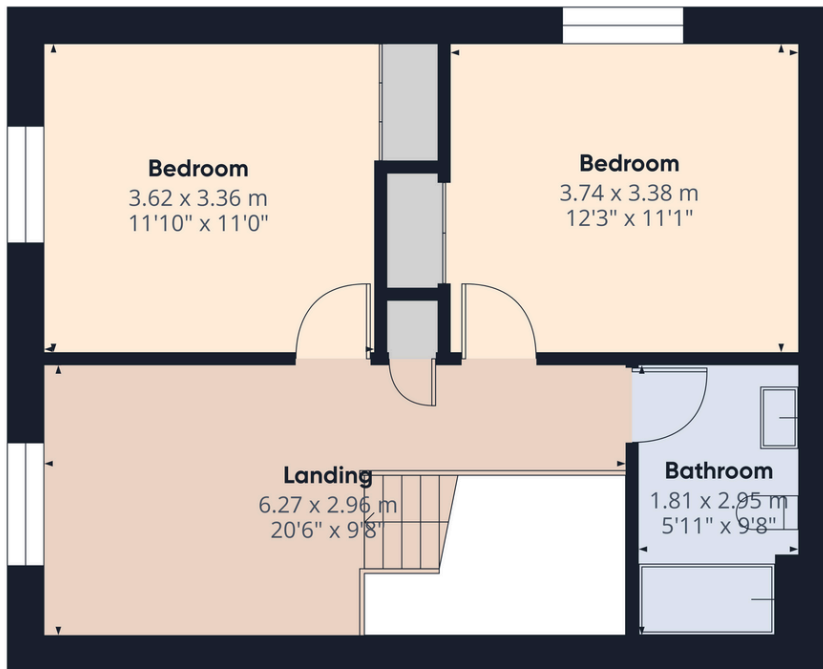
Main Level



Lower Level



Upper Level



— 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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