

104557

Property No: 193667



206 EMERALD DRIVE
Southampton, ON, N0H 2L0

3 Bedrooms
2 Bathrooms
1,374 Square Feet

\$479,000



Royal LePage Locations
North Brokerage

(800) 886-4713

Home for Sale

Spacious 3 bedroom bungalow in a desirable area of Southampton. An amazing location just a short walk from Southampton's downtown and beautiful sand beach. Steps away from the Saugeen Rail Trail, perfect for biking, running and long walks. Coming inside the home, it has an open concept living area, with an abundance of natural light with a Natural Gas fireplace to keep you warm on cooler nights. Features also include vaulted and 9' ceilings throughout the main floor, ICF concrete foundation, and full basement ideal for home theatre or recreation room. Sit outside on your covered porch on the summer evenings, and stroll down to the beach to catch the famous sunsets! A must see!

Estimated Mortgage Rate

\$1,901 / month

based on 20% down at 3.44

Southampton
Home for Sale



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Ontario, N0H 2L0

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206 EMERALD DRIVE

Rooms

Living room	Ground level	20' 6" x 16' 0"
Dining room	Ground level	12' 0" x 14' 0"
Kitchen	Ground level	10' 0" x 11' 3"
Master bedroom	Ground level	14' 0" x 12' 6"
Bedroom	Ground level	11' 0" x 11' 0"
Bedroom	Ground level	11' 0" x 10' 3"
4pc Ensuite bath	Ground level	
4pc Bathroom	Ground level	

Additional Features

Cooling: Air exchanger

Heating: Forced air

Fireplace: Other - See remarks (Gas)

Exterior: Vinyl siding

Appliances: Dishwasher, Stove, Refrigerator



Listing provided by Royal LePage D C Johnston Realty Brokerage. To schedule a viewing call (800) 886-4713 and ask about Listing ID 104557.