



INTRODUCING
33 STEELHEAD LANE

JILL
FEWSTER-YAN |
BROKER

ERIN
GREGORY |
BROKER

JENNIFER
GIBSON |
SALES REPRESENTATIVE

LARRY
YAN |
SALES REPRESENTATIVE

RICARDO
AGBAY JR
SALES REPRESENTATIVE

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ABOUT THE HOME AND COMMUNITY

Your wait is over! At last, a spacious bungalow with a full basement, a garage and a golf cart at the sought-after Wilmot Creek Adult Lifestyle Community on the Shores of Lake Ontario! Relax into retirement and let the fun begin in one of Canada's finest land-lease communities. Your monthly maintenance fee opens the door to a wide range of amenities and social activities including a private golf course, two heated swimming pools, tennis and pickleball courts, fitness centre, theatre room, garden club, lawn bowling, shuffle board, billiards, darts, horseshoes and a dog run. If you prefer a quieter scene, explore the walking trails along the lake or build a model plane in the wood working shop and choose a good book from the well-stocked library. 33 Steelhead Lane offers the perfect blend of comfort and convenience to support your new journey at Wilmot Creek. This solid, well- maintained bungalow feature 1421 square feet of updated living space. Enjoy soaring, slanted ceilings, hardwood floors, and an open concept living and dining area that is perfect for gathering and entertaining. The updated eat-in kitchen boasts stainless steel appliances, new counters and backsplash and vinyl flooring. Walk-out to your spacious deck with a covered gazebo, ideal for relaxing with friends after a round of golf or a game of pickleball. The split-bedroom layout with two full bathrooms ensures privacy, convenience and a good night sleep for all. An extra bedroom has been created on the lower level to give overnight guests their own space. Enjoy easy access to the main floor laundry closet. The 1469 square feet partially finished basement provides plenty of space for crafts, special hobbies and all of your storage needs. The private driveway accommodates 2 cars and a golf cart! Enjoy easy access to shopping, dining, and essential services just minutes away in Newcastle and Bowmanville. There are beautiful parks and scenic waterfront trails nearby as well as convenient transportation links via Highway 401 for quick travel to surrounding communities. Explore charming local markets, join in on community events and enjoy the close proximity to healthcare facilities. Don't miss this great opportunity to enjoy a vibrant lifestyle in a lovely, spacious home surrounded by natural beauty and just 40 minutes from Toronto!



PROPERTY INFORMATION

Taxes: \$2346.73 (2024)

Legal Description: Lot 711 – House Only (Land Lease)

Possession: 30 – 90 days

Heating/Cooling: Forced air gas furnace
Central air conditioning

Utility Costs: Hydro: \$103/month (approx. monthly cost)
Gas: \$121/month (approx. monthly cost)
Water & Waste: Included in monthly fee

Monthly Lease Amount:
\$1200 + \$201/month property taxes = \$1401/month

Maintenance Fee Includes:
Water/sewer, driveway & road snow removal, and access to all amenities. There are no extra fees to use any the amenities.

Facilities:
9 hole golf course, pickleball, tennis court, gym, outdoor pool, indoor pool, lawn bowling, dog walking park, and Wheelhouse Community Centre with sauna, recreation room, auditorium, games room, shuffleboard courts and dart boards.

Inclusions:
Fridge, stove, range hood, dishwasher, washer, dryer, electric light fixtures, blinds, built-in shelving, bathroom mirrors & electric fireplace

UPGRADES BY CURRENT HOMEOWNERS INCLUDE:

- Front porch, new railing and walkway (2024)
- Renovated ensuite bathroom (2023)
- Hardwood flooring throughout main floor (2022)
- Furnace (2022)
- Interior painting (2018)
- Updated kitchen: counters, backsplash and flooring (2018)
- Basement: 4th Bedroom added and sink for clean-ups
- Back deck (2018)

A pre-list home inspection was provided by Ian Calman from Pillar to Post on August 5, 2025. The Buyer acknowledges that the home inspection report and marketing materials have been provided for information purposes only. Any reliance on these materials is at the Buyer's own discretion.