

THE MILLS TEAM

is proud to present

# 322 LAKEBREEZE DRIVE



[322Lakebreeze.com](http://322Lakebreeze.com)





## WELCOME HOME

- Turn-key lifestyle with this FREEHOLD townhome
- “Smart-Size” rather than “Down-Size” in this spacious (1,741 sq ft) open concept beauty
- Carefree lakeside living perfect for unwinding, or entertaining with your open concept chef’s kitchen with ample counterspace and storage
- A meticulously maintained home featuring 3 generous bedrooms and 3 bathrooms, including a spa-like primary ensuite
- Enjoy your morning coffee, or an afternoon glass of wine, while savouring a glimpse of the lake from your private second floor balcony
- The basement offers bright flexible space for entertaining, family fun, a home office or a guest room
- The tasteful neutral décor throughout, with main-floor 9 ft ceilings and storage galore, makes it easy to picture yourself living in this spectacular home! Just unpack and enjoy!
- Easy access with minimal stairs via the front door, back door, and direct garage entry
- Located just steps from the waterfront trail, you’ll feel relaxed from the moment you step into the Port of Newcastle area
- Exclusive access to the Admiral’s Walk Clubhouse featuring over 15,000 sq ft of: spa, fitness room, party room and lounge, billiards-game room, a private theatre, a WIFI-equipped business centre and meeting room, and a beautiful indoor pool opening onto a landscaped sun deck







ADDITIONAL INFO

Property Taxes:	\$5,087.26 (Annual in 2024)
Lot Size:	24.67 feet x 86.15 feet
POTL Fee:	\$200.00(monthly 2025)
Parking:	Attached two car garage plus private driveway parking for two cars
Square Footage:	1,741 sq ft as per MPAC
Possession:	60 -90 Days or to be arranged
Heating:	Forced air gas furnace and central air conditioning
Utility Costs:	Hydro: Approx. \$38.00/month (2024-2025) Water: Approx. \$50.00/month (2024-2025) Gas: Approx. \$55.00 /month (2024-2025)
Inclusions:	Refrigerator (Samsung), Stove/Oven (Samsung), Hood Exhaust (Samsung), Dishwasher (Bosch), Built-in Microwave (Samsung), Washer and Dryer (Samsung), Deep Freezer, All built-in and Attached Shelving, All Electric Light Fixtures, All Window Blinds and Curtains, All California Shutters, Central Vacuum (Roughed In), Security System (Roughed In), and Garage Remotes
Exclusions:	Dining Room Mirror, Basement Recreation Room Mirror, Tool Hanging System (garage), and Bicycle Hanging System (cold storage)
Rental Equipment:	Hot Water Tank (Approximately \$42.00/month)

RECENT IMPROVEMENTS AND RENOVATIONS:

- Professional painting throughout (2025)
- New broadloom on upper level (2025)
- Furnace HRV replacement (2023)
- Main floor powder room renovated (2022)

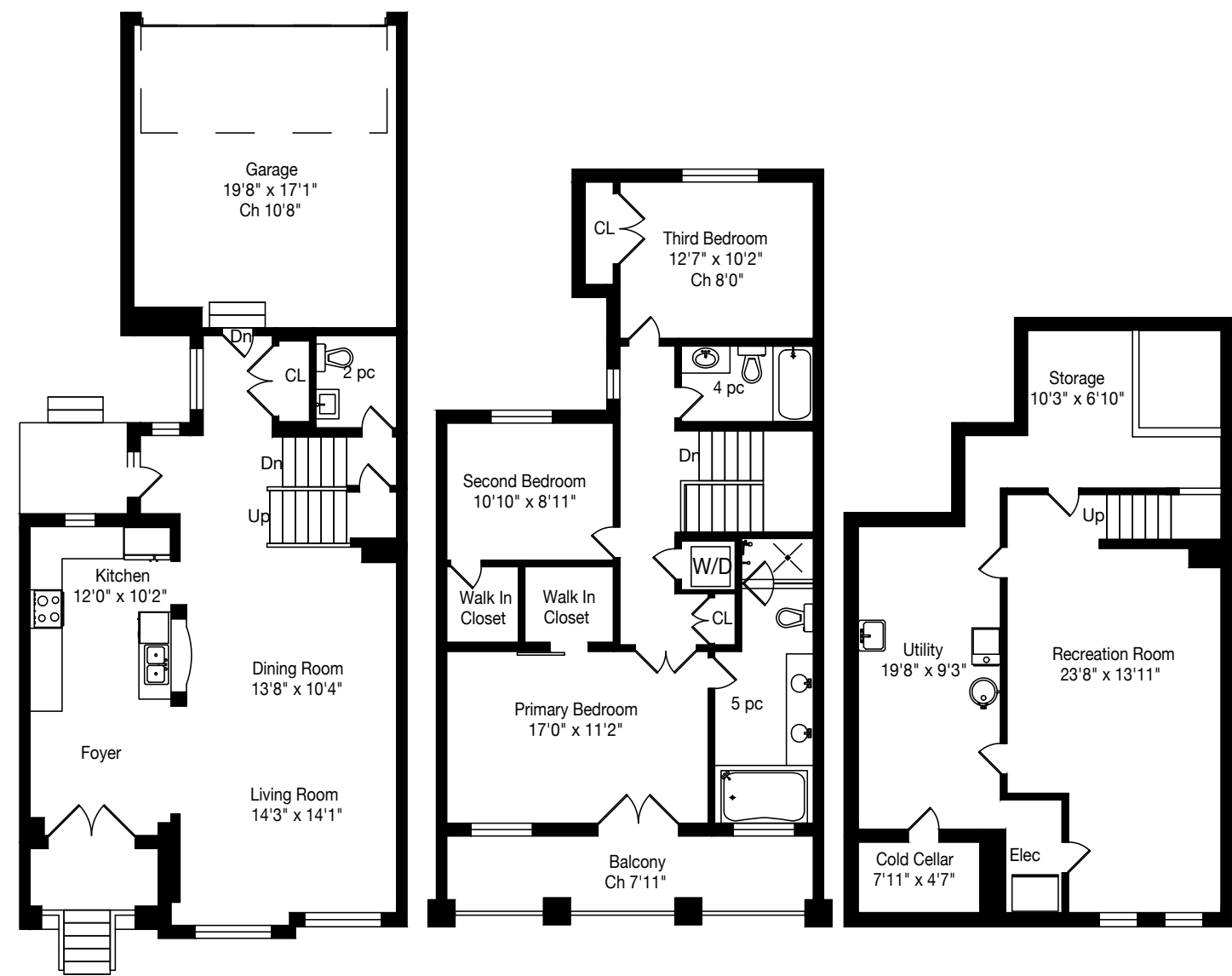
A Home Inspection Report dated March 11, 2025, is available for your convenience and information purposes only. Any reliance on this Report and its contents is at the Buyer's own discretion.

E & OE













SCHOOLS

With excellent assigned and local public schools near this home, your kids will get a great education in the neighbourhood.



Newcastle PS

Designated Catchment School  
Grades PK to 6  
50 Glass Ct

The Pines Sr PS

Designated Catchment School  
Grades 5 to 8  
3425 Hwy 35

Clarke HS

Designated Catchment School  
Grades 9 to 12  
ON-115

École élémentaire Viola-Léger

Designated Catchment School  
Grades PK to 6  
116 Ontario St

ÉS Ronald-Marion

Designated Catchment School  
Grades 7 to 12  
2235 Brock Rd

PARKS & REC.

Fun is easy to find at the parks near this home. There are lots of opportunities for sports, relaxation and play in nearby parks and recreation facilities.



Port of Newcastle Park

421 Lakebreeze Drive  
5 mins

Walbridge Park

10 Glass Court  
6 mins

Pearce Farm Park

260 Shipway Avenue

FACILITIES WITHIN A 20 MINUTE WALK

3 Playgrounds  
2 Basketball Courts  
2 Sports Fields  
2 Splash Pads  
1 Trail

TRANSIT

For convenient travel around the city, public transit is accessible from this home.

Nearest Street Level Transit Stop

Mill Southbound at Edward

SAFETY

With safety facilities in the area, help is always close by. Facilities near this home include a fire station, a hospital, and a police station within 11.32km.

Lakeridge Health - Bowmanville Site

47 Liberty St S

Fire Station

3333 Durham Regional Hwy 2

Police Station

2046 Maple Grove Rd

HoodQ

Disclaimer: These materials have been prepared for the HoodQ Homebuyer Hub and are not intended to solicit buyers or sellers currently under contract with a brokerage. By accessing this information you have agreed to our terms of service, which are hereby incorporated by reference. This information may contain errors and omissions. You are not permitted to rely on the contents of this information and must take steps to independently verify its contents with the appropriate authorities (school boards, governments etc.). As a recipient of this information, you agree not to hold us, our licensors or the owners of the information liable for any damages, howsoever caused.



322 LAKEBREEZE DRIVE



## THE MILLS TEAM



AN EXCEPTIONAL REAL ESTATE EXPERIENCE

[TheMillsTeam.ca](http://TheMillsTeam.ca)

[Team@TheMillsTeam.ca](mailto:Team@TheMillsTeam.ca)

416.443.0300

Lauren Rebecca\*, Laura Lee\*, Tonille Giovis\*, Katie Mills\*, Sue Mills\*, Sarah O'Neill\*, Breanna Rothe, Priyanka Mehta, Christine Sweeny\*, Merida Lake\* | \* SALES REPRESENTATIVE

[322Lakebreeze.com](http://322Lakebreeze.com)

**ROYAL LEPAGE** Signature  
INDEPENDENTLY OWNED & OPERATED REAL ESTATE BROKERAGE

Prospective purchasers should satisfy themselves as to the accuracy of the information contained in this feature sheet. All measurements are approximate. The statements contained herein are based on sources which we believe are reliable, but for which we assume no responsibility. \* Sales Representative