



# CREEKHAVENMANOR

SMITHVILLE, ONT



# A RARE CREEKSIDE OPPORTUNITY IN THE HEART OF SMITHVILLE

*Welcome to a one-of-a-kind opportunity in the heart of Smithville, where everyday living is elevated by nature's quiet beauty. Nestled on a peaceful oversized lot and backing directly onto the winding Twenty Mile Creek, this generously sized lot offers a rare combination of privacy, space, and natural serenity—just minutes from local shops, schools, and community essentials.*

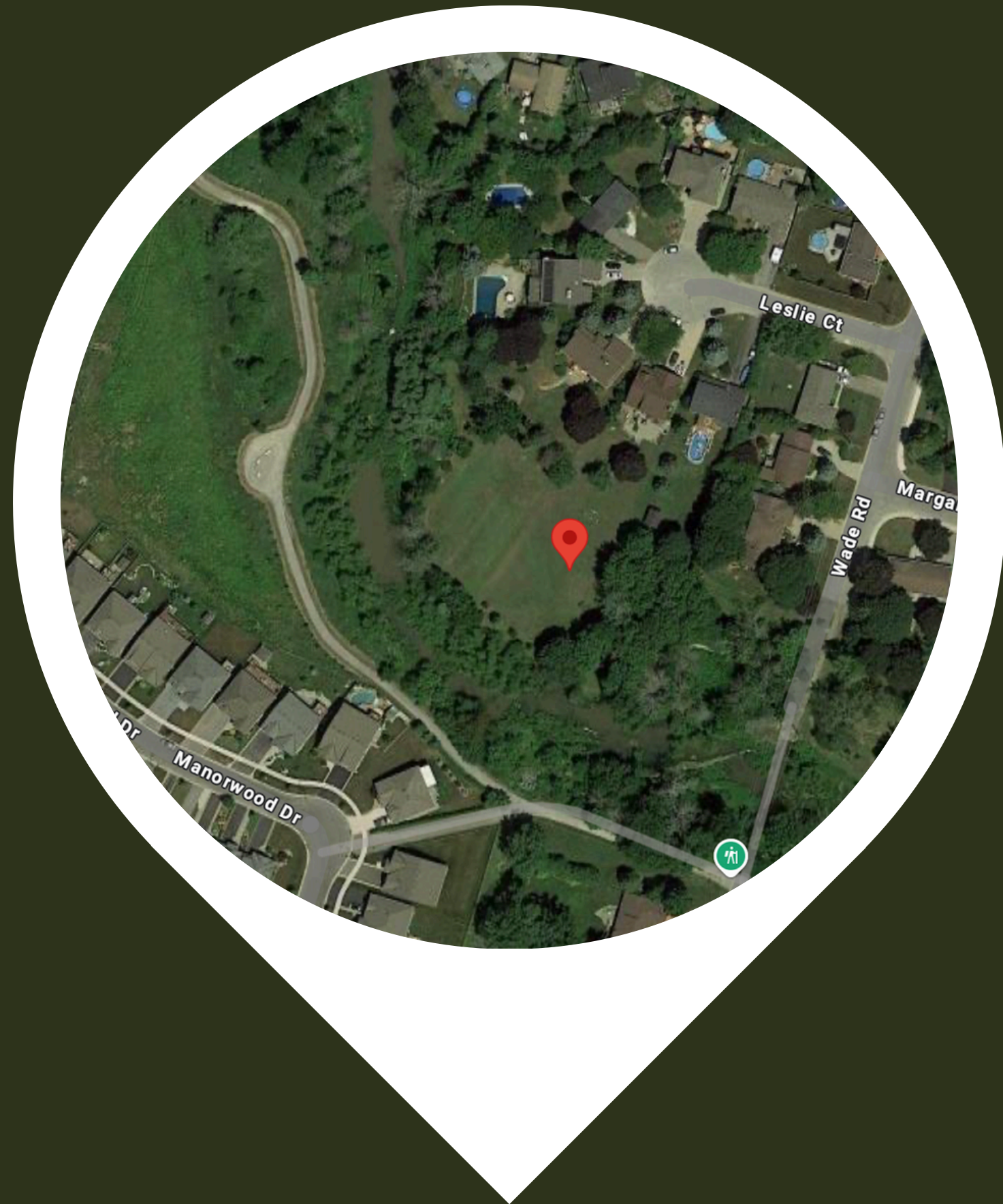
## **Lot Features:**

- 🌳 Backing onto Twenty Mile Creek – Enjoy scenic views, peaceful sounds, and lush natural surroundings
- 📍 Prime Wade Road location – Tucked into a quiet, established neighbourhood in Smithville
- 🏡 Large, buildable lot – Ideal for an executive bungalow or custom family home
- 🌿 Natural privacy – Surrounded by mature trees and protected green space
- 🚗 Close to everything you need – Minutes to downtown Smithville, the new West Lincoln Recreation Centre, and just 10 minutes to the Grimsby GO Station





# DISCOVER THE CHARM OF SMITHVILLE



Nestled in the heart of Niagara's countryside, Smithville offers a peaceful, small-town lifestyle without giving up the comforts of modern living.

Here, you'll find larger properties, beautiful homes, and a true sense of community—surrounded by green space, trails, and open skies. It's serene living just far enough to enjoy the quiet, yet close enough to everything you'll ever need.

Whether you're upsizing, relocating for a more relaxed pace, or searching for your forever home, Smithville delivers that perfect balance of space, charm, and convenience.



# TIMELESS DESIGN MEETS FUNCTIONAL FAMILY LIVING

*A seamless blend of classic architecture and modern comforts, perfectly suited for families seeking room to grow in a peaceful, nature-adjacent setting.*

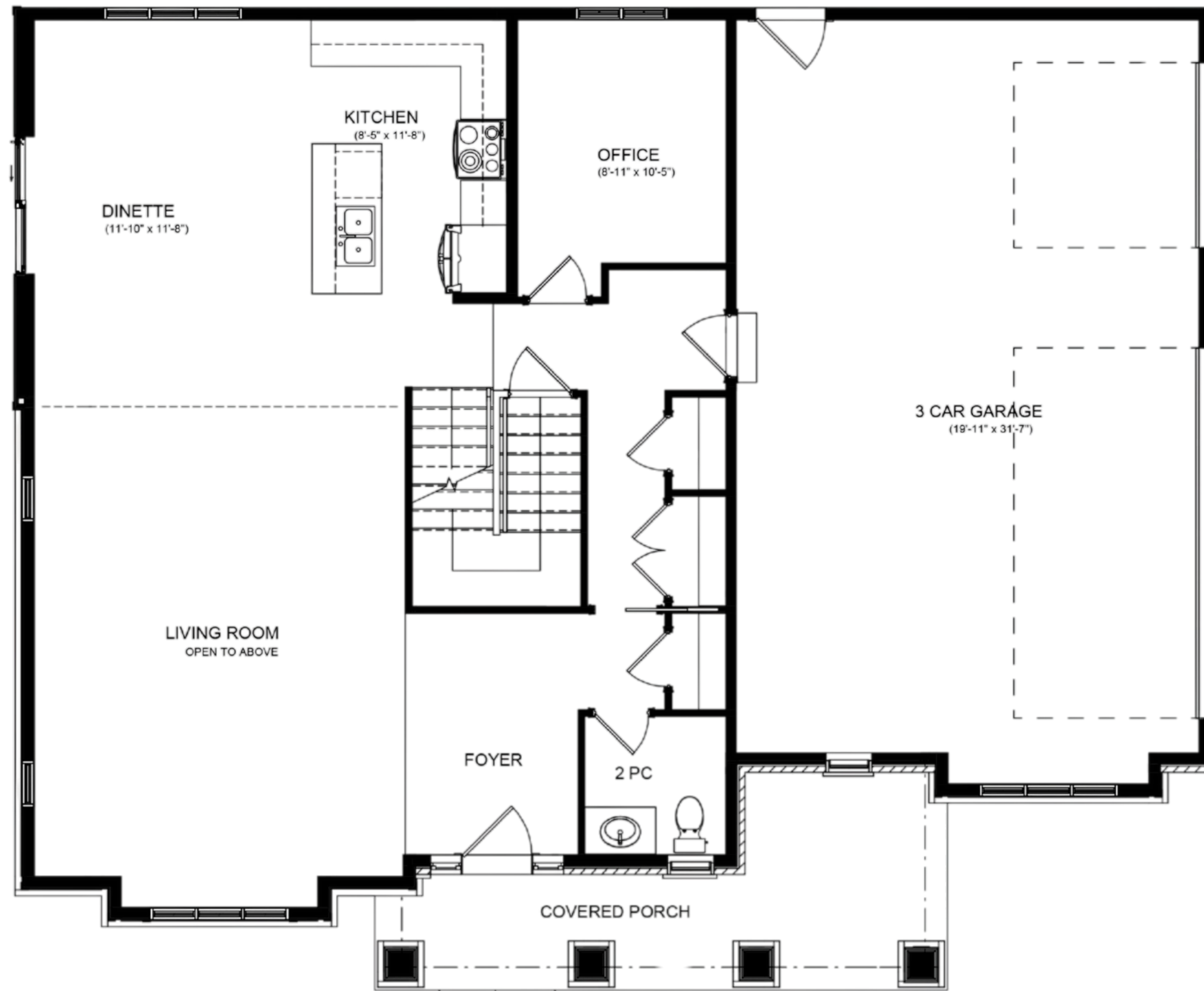
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- Over 3,100 sq. ft. of total living space across two thoughtfully designed levels
- 4 spacious bedrooms, including a grand primary suite
- Spa-like ensuite with a freestanding soaker tub, walk-in glass shower, and elegant finishes
- 3.5 bathrooms throughout the home
- Open-concept kitchen and dinette ideal for family meals and entertaining
- Main-floor office or flex room – perfect for remote work or study
- 3-car garage with interior access and plenty of storage
- Dramatic 2-storey living room with up to 20' ceilings and full-height windows overlooking the creek
- Convenient second-floor laundry room
- Covered front porch and a stunning mix of stone, brick, and vinyl siding
- Backing onto Twenty Mile Creek, offering rare privacy and natural beauty



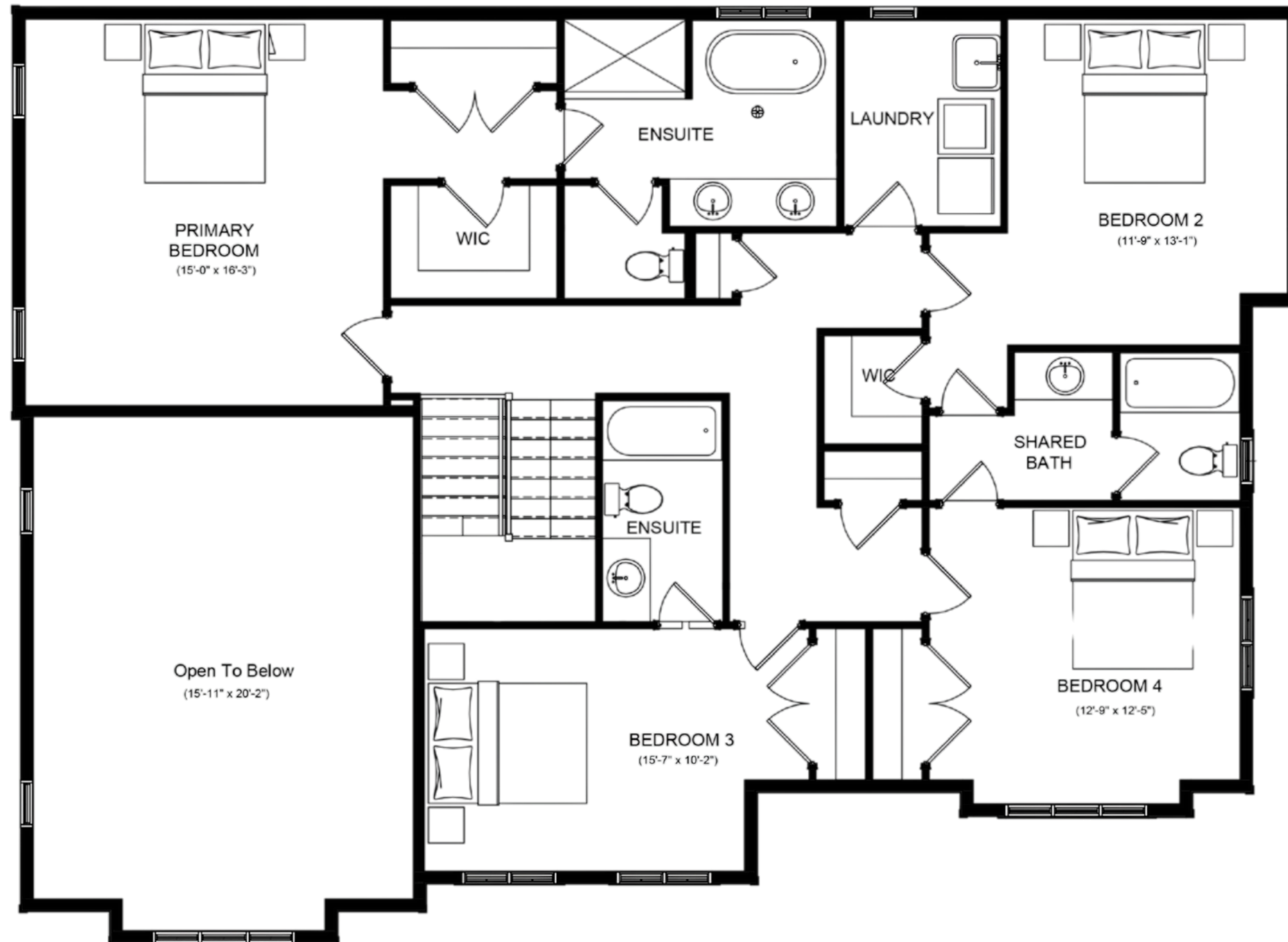


# MAIN FLOOR













# SECOND FLOOR









# Key Amenities Nearby



-  Costco (Stoney Creek) – Approx. 18 minutes
-  West Lincoln Memorial Hospital (Grimsby) – Approx. 12 minutes
-  Grimsby GO Station (Casablanca Blvd) – Approx. 10 minutes
-  New West Lincoln Recreation Centre – Approx. 4 minutes
-  Downtown Smithville & Local Shops – Approx. 2–5 minutes
-  Schools & Daycares – Within 5–10 minutes
-  Parks & Walking Trails – Walking distance
-  QEW Access (via Casablanca Blvd) – Approx. 10 minutes



## Nearby City Access:

-  Grimsby – Approx. 10 minutes
-  St. Catharines – Approx. 25 minutes
-  Hamilton – Approx. 30 minutes
-  Niagara Falls – Approx. 35 minutes



# CONTACT US



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