

\$799,000 - 489 Memorial Drive, Pelham

MLS® #40753325

\$799,000

0 Bedroom, 0.00 Bathroom,
Vacant Land on 0.00 Acres

664 - Fenwick, Pelham, Ontario

Welcome to 489 Memorial Drive in Fenwick. Set on a full acre, this property offers a peaceful rural setting with mature trees surrounding the perimeter and a gentle slope that follows the natural contour of the Fonthill Kame - an elevated moraine known for its rich soil and freshwater springs. The lot is level enough for construction but shaped by its surroundings in a way that adds character and privacy. Buyers have options here: renovate and expand the existing home, or remove it and build new. Either way, the presence of a dwelling allows for traditional mortgage financing - something typically unavailable when purchasing vacant land. In addition, the existing home may qualify a future build for a development charge credit, providing significant cost savings for those planning a new home. Water access could be arranged through a drilled well, tapping into the underground glacial streams that this area is known for. Municipal water may also be available. An up-to-date survey was completed in March 2025 and is available for review. Located just minutes from the shops, schools, and services of Pelham, this property combines country calm with easy access to town conveniences. It's a flexible opportunity for buyers wanting to plan and build with space and vision in mind. Take advantage of this market and make 489 Memorial Drive your next address! (id:6289)



Essential Information

Listing #	40753325
Price	\$799,000
Bathrooms	0.00
Acres	0.00
Type	Vacant Land
Sub-Type	Freehold

Community Information

Address	489 Memorial Drive
Subdivision	664 - Fenwick
City	Pelham
Province	Ontario
Postal Code	L0S1C0

Amenities

Amenities	Schools
Utilities	Electricity, Natural Gas
Features	Southern exposure, Country residential

Listing Details

Listing Office	Royal LePage NRC Realty Inc.
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