

\$854,900 - 186 Klager Avenue, Pelham (fonthill)

MLS® #X10901159

\$854,900

4 Bedroom, 3.00 Bathroom,
Single Family on 0.00 Acres

662 - Fonthill, Pelham (fonthill), Ontario

Rinaldi Homes is proud to present the Townhouse Collection @ Willow Ridge. Welcome to 186 Klager Ave a breathtaking 2005 sq ft freehold corner unit townhome. As soon as you finish admiring the stunning modern architecture finished in brick & stucco step inside to enjoy the incredible level of luxury only Rinaldi Homes can offer. The main floor living space offers 9 ft ceilings with 8 ft doors, gleaming engineered hardwood floors, a luxurious kitchen with soft close doors/drawers, your choice of granite or quartz countertops and both a servery and walk-in pantry, a spacious living room, large dining room, a 2 piece bathroom and sliding door access to a gorgeous covered deck complete with composite TREX deck boards, privacy wall and Probilt aluminum railing with tempered glass panels. The second floor offers a loft area (with engineered hardwood flooring), a full 5 piece bathroom, separate laundry room, a serene primary bedroom suite complete with its own private 4 piece ensuite bathroom (including a tiled shower with frameless glass) & a large walk-in closet, and 2 large additional bedrooms (front bedroom includes a walk in closet). Smooth drywall ceilings in all finished areas. Energy efficient triple glazed windows are standard in all above grade rooms. The homes basement features a deeper 84 pour which allows for extra headroom when you create the recreation room of your dreams. Staying comfortable in all seasons is easy thanks to the equipped 13



seer central air conditioning unit and flow through humidifier on the forced air gas furnace. Sod, interlock brick walkway & driveways, front landscaping included. Located across the street from the future neighbourhood park. Only a short walk to downtown Fonthill, shopping, restaurants & the Steve Bauer Trail. Easy access to world class golf, vineyards, the QEW & 406. \$75,000 discount has been applied to listed price limited time promotion Dont delay! (id:6289)

Essential Information

Listing #	X10901159
Price	\$854,900
Bedrooms	4
Bathrooms	3.00
Half Baths	1
Acres	0.00
Type	Single Family
Sub-Type	Freehold

Community Information

Address	186 Klager Avenue
Subdivision	662 - Fonthill
City	Pelham (fonthill)
Province	Ontario
Postal Code	L0S1E6

Amenities

Amenities	Golf Nearby, Park, Place of Worship, Schools
Utilities	Cable, Electricity, Sewer
Features	Sump Pump
Parking Spaces	2
Parking	Attached Garage
# of Garages	1

Interior

Heating	Natural gas Forced air
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Cooling	Central air conditioning
# of Stories	2

Exterior

Exterior	Brick, Stucco
Lot Description	33.6 x 90.2 FT ; Irregular under 1/2 acre
Foundation	Poured Concrete

Listing Details

Listing Office	ROYAL LEPAGE NRC REALTY
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