

\$981,440 - 200 Klager Avenue, Pelham (fonthill)

MLS® #X12004575

\$981,440

3 Bedroom, 4.00 Bathroom,
Single Family on 0.00 Acres

662 - Fonthill, Pelham (fonthill), Ontario

Welcome to 200 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, pot lights throughout, custom window coverings, a luxurious kitchen with soft close doors/drawers & cabinets to the ceiling, quartz countertops, a panelled fridge & dishwasher, 30" gas stove & a servery/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 with quartz countertop, separate laundry room with front loading machines, a serene primary bedroom suite complete with its own private 4 piece ensuite bathroom (including a quartz countertop, tiled shower with frameless glass) & a large walk-in closet with custom closet organizer, and 2 large additional bedrooms (front bedroom includes a walk in closet). Smooth drywall ceilings in all finished areas. Triple glazed windows are standard in all above grade rooms. The basement features a deeper 8'4" pour, vinyl plank flooring, a 4th bedroom, 3pc bathroom and a Rec Room. 13 seer central air



conditioning unit and flow through humidifier on the forced air gas furnace included. Sod, interlock brick walkway & driveways, front landscaping included. Located across the street from the future neighbourhood park. Only a short walk to downtown, shopping, restaurants & the Steve Bauer Trail. Easy access to world class golf, vineyards, the QEW & 406. 30 Day closing available - Buyer agrees to accept builder selected interior and exterior finishes. As low as 2.99% financing available - See Sales Re (id:6289)

Essential Information

Listing #	X12004575
Price	\$981,440
Bedrooms	3
Bathrooms	4.00
Half Baths	1
Acres	0.00
Type	Single Family
Sub-Type	Freehold

Community Information

Address	200 Klager Avenue
Subdivision	662 - Fonthill
City	Pelham (fonthill)
Province	Ontario
Postal Code	L0S1E6

Amenities

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

Interior

Appliances	Water Heater - Tankless, Garage door opener remote(s), Dishwasher,
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	Dryer, Stove, Washer, Window Coverings, Refrigerator
Heating	Natural gas Forced air
Cooling	Central air conditioning
# of Stories	2
Has Basement	Yes

Exterior

Exterior	Brick, Stucco
Lot Description	33.9 x 90.2 FT ; Frontage slanted in NE corner of lot.
Foundation	Poured Concrete

Listing Details

Listing Office	ROYAL LEPAGE NRC REALTY
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