

\$729,000 - 3 - 1465 Station Street, Pelham (fonthill)

MLS® #X12017264

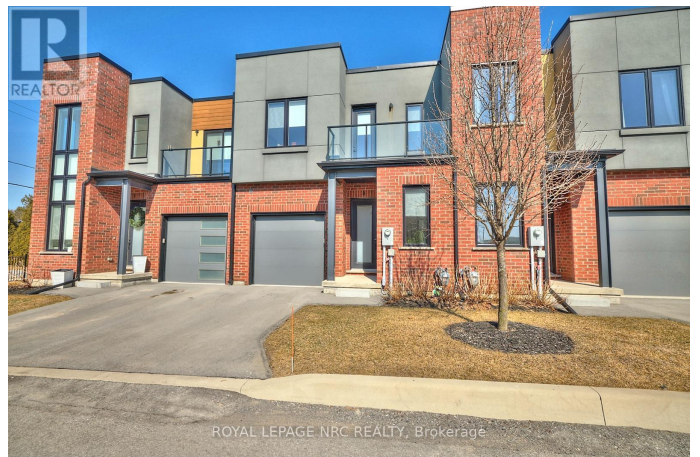
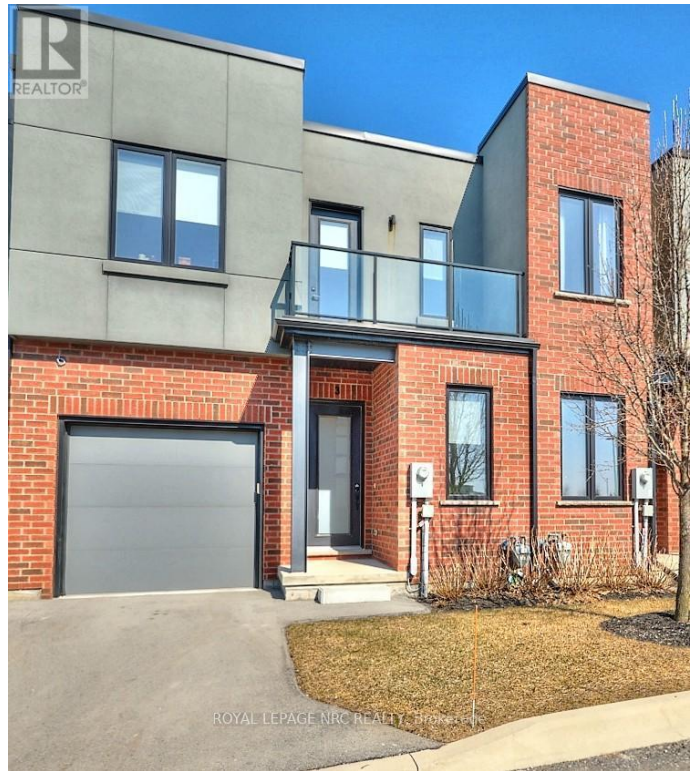
\$729,000

2 Bedroom, 4.00 Bathroom,
Single Family

662 - Fonthill, Pelham (fonthill), Ontario

WE ARE THE ORIGINAL PLANS OF CONDO LIVING AT THE FONTHILL YARDS - BUILT BY AIVA PROPERTIES AND LARGER IN SIZE WITH ALL THE UPGRADES BRINGING MODERN ELEGANCE TO LIFE HERE!

Experience E-Z living in this exquisite 'Skylar' model condominium townhome, tucked away in the exclusive Fonthill Yarme seamlessly blends style and functionality. Step inside to discover light white oak engineered hardwood flooring, pot lights, and a custom Artcraft kitchen featuring a cove ceiling, white quartz countertops, gold hardware, and a spacious center island perfect for entertaining. The open-concept Great Room stuns with its 19-ft alcove ceiling and floor-to-ceiling windows, flooding the space with an abundance of natural light. A covered patio off the kitchen extends your living space outdoors, ideal for relaxation or alfresco dining. The main floor also boasts a bright front office, a stylish 2-piece powder room, and a mudroom with direct garage access for added convenience. Upstairs, the primary suite delivers with a generous walk-in closet, a spa-like ensuite with a glass-enclosed shower and full-size bath, plus a private balcony perfect for unwinding under the stars. The second bedroom features its own 3-piece ensuite with a walk-in shower and another walkout to a covered front balcony. A second-floor laundry closet adds to your everyday ease. The fully finished lower level offers even more living space, complete with a large recreation room,



an additional 3-piece bath with a spacious walk-in shower, and some storage. Premium Electrolux appliances package this nicely featuring a 5-burner gas stove, fridge, washer & dryer, plus a built-in full-size Danby wine cooler included. Perfectly situated in the heart of Fonthill, this luxury townhome is just steps from Sobeys, Shoppers Drug Mart, LCBO, boutique shopping, top-rated dining, scenic walking trails, and minutes from renowned golf courses and award-winning wineries. Come experience Niagara and all it has to offer!
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Essential Information

Listing #	X12017264
Price	\$729,000
Bedrooms	2
Bathrooms	4.00
Half Baths	1
Type	Single Family
Sub-Type	Condominium/Strata

Community Information

Address	3 - 1465 Station Street
Subdivision	662 - Fonthill
City	Pelham (fonthill)
Province	Ontario
Postal Code	L0S1E3

Amenities

Amenities	Park, Place of Worship, Fireplace(s)
Features	Carpet Free
Parking Spaces	1
Parking	Attached Garage, Garage
# of Garages	2

Interior

Appliances	Water Heater, Water meter, Dishwasher, Dryer, Microwave, Stove,
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	Washer, Window Coverings, Wine Fridge, Refrigerator
Heating	Natural gas Forced air
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	1
# of Stories	2
Has Basement	Yes

Exterior

Exterior	Brick, Vinyl siding
Foundation	Poured Concrete

Listing Details

Listing Office ROYAL LEPAGE NRC REALTY



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Listing information last updated on October 15th, 2025 at 8:31pm PDT