

\$899,900 - 8 Meadowbrook Lane, Pelham (fonthill)

MLS® #X12136175

\$899,900

3 Bedroom, 3.00 Bathroom,
Single Family on 0.00 Acres

662 - Fonthill, Pelham (fonthill), Ontario

8 Meadowbrook Lane in Fonthill. As you enter this 3 bedroom, 3 bath two-storey home, with over 2200 square feet total living space, it is sure to impress. You'll love the manicured lawns and all things mature in this private backyard oasis, enjoy your evenings with a glass of Niagara's finest on your maintenance-free composite deck lined with glass railings. The gardens have been thoughtfully planned out to ensure beauty all year long with flowering perennials, flowing trees and graceful towering pines. Keep it lush with it's built in irrigation. THE HOME As you enter this fully renovated home you will find a stunning custom kitchen ,new quartz countertops and backsplash this kitchen makes entertaining easy with a dinning room, living room and a main floor family room featuring a cozy gas fireplace and a large bay window overlooking the back yard that offer tons of sunlight. If you're looking for a separate quiet place to relax then head downstairs where you can watch the big game and still have room for that computer area. A large utility room offers tons of storage. Upstairs you are offered a spectacular master bedroom, ensuite bathroom and a walk in closet. 2 more bedrooms and another bathroom offers families lots of living space..THE UPDATES; 2023 entire home professionally painted throughout including doors and trim and ceilings. New carpet in main floor family room all the bedrooms upstairs and the family down stairs. Roof shingles in 2019, furnace in 2021,



composite deck in 2022, and garage doors in 2018, quartz countertops and backsplash 2023 lighting and plumbing in kitchen for new sink, new faucets/garburator, Upstairs tub surround 2023. New leafguards/eavestroughs 2023, central A/C 2023, New mechanism parts on outside awning, natural gas hookup for bbq. added landscaping, new washer and dryer 2023, dishwasher 2023. keyless entry locks on all entry doors (id:6289)

Essential Information

Listing #	X12136175
Price	\$899,900
Bedrooms	3
Bathrooms	3.00
Half Baths	1
Acres	0.00
Type	Single Family
Sub-Type	Freehold

Community Information

Address	8 Meadowbrook Lane
Subdivision	662 - Fonthill
City	Pelham (fonthill)
Province	Ontario
Postal Code	L0S1E4

Amenities

Amenities	Fireplace(s)
Utilities	Cable, Electricity, Sewer
Features	Level
Parking Spaces	6
Parking	Attached Garage, Garage
# of Garages	2

Interior

Appliances	Water Heater, Central Vacuum, Garage door opener remote(s), Water meter, Dishwasher, Dryer, Microwave, Stove, Washer, Refrigerator
------------	--

Heating	Natural gas Forced air
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	1
# of Stories	2
Has Basement	Yes

Exterior

Exterior	Vinyl siding, Brick Facing
Exterior Features	Landscaped, Lawn sprinkler
Lot Description	60 x 105 FT
Foundation	Poured Concrete

Listing Details

Listing Office COLDWELL BANKER MOMENTUM REALTY, BROKERAGE



The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. REALTOR®. Member of CREA and more.

Listing information last updated on October 24th, 2025 at 11:02am PDT