

\$424,900 - 280 - 3033 Townline Road, Fort Erie (black Creek)

MLS® #X12305015

\$424,900

3 Bedroom, 2.00 Bathroom,
Single Family on 0.00 Acres

327 - Black Creek, Fort Erie (black Creek),
Ontario

CAREFREE LIVING IN EVERY SEASON ...

Welcome to 280-3033 Townline Road (Trillium Trail), nestled in the heart of Stevensville's vibrant Black Creek Adult Lifestyle Gated Community, where comfort, convenience, and connection come together. This charming and well-maintained 3-bedroom, 2-bath, 1322 sq ft home offers an ideal blend of space and functionality, perfect for those looking to enjoy both a relaxed and active lifestyle. Step inside and be greeted by a spacious living room anchored by a cozy GAS FIREPLACE, ideal for gathering with friends or enjoying quiet evenings in. The adjacent dining area and well-appointed kitchen with gas stove and built-in microwave make meal prep and entertaining a breeze. Off the kitchen, you'll find a convenient laundry room with stackable washer/dryer and access to the COVERED REAR DECK - perfect for enjoying morning coffee or peaceful afternoons outdoors. Dining area also has access through sliding doors to the beautiful 29 x 9 deck with steps down to the garden shed with extra storage. The PRIMARY SUITE is a true retreat with a WALK-IN CLOSET and a private 3-piece ENSUITE with walk-in shower. A generous second bedroom and a third bedroom (currently used as an office) offer flexibility for guests or hobbies. Additional features include a large linen closet, Furnace (2019), Owned



HWT (2016), and a COVERED FRONT PORCH. But what truly sets this home apart is the lifestyle it affords. As part of this welcoming community, you'll enjoy full access to top-tier amenities: indoor/outdoor pools, a sauna, clubhouse, shuffleboard, tennis/pickleball courts, fitness classes, and a dynamic social calendar. Monthly fees: \$1068.14 (\$825.00 land lease + \$243.14 estimated taxes). Ready to downsize without compromise? This is the one! [CLICK ON MULTIMEDIA](#) for the full virtual tour, drone footage & more! (id:6289)

Essential Information

Listing #	X12305015
Price	\$424,900
Bedrooms	3
Bathrooms	2.00
Acres	0.00
Type	Single Family
Sub-Type	Leasehold/Leased Land
Style	Bungalow

Community Information

Address	280 - 3033 Townline Road
Subdivision	327 - Black Creek
City	Fort Erie (black Creek)
Province	Ontario
Postal Code	L0S1S1

Amenities

Amenities	Golf Nearby, Hospital, Place of Worship, Marina, Fireplace(s)
Utilities	Cable, Electricity, Sewer
Parking Spaces	3
Parking	No Garage
Has Pool	Yes
Pool	Indoor pool, Inground pool, Outdoor pool

Interior

Appliances	Water Heater, Dishwasher, Dryer, Microwave, Stove, Washer, Refrigerator
Heating	Natural gas Forced air
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	1
# of Stories	1

Exterior

Exterior	Vinyl siding
Foundation	Slab

Listing Details

Listing Office RE/MAX ESCARPMENT REALTY INC.



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