

\$1,079,900 - 40 Topham Boulevard, Welland (n. Welland)

MLS® #X12308264

\$1,079,900

3 Bedroom, 3.00 Bathroom,
Single Family on 0.00 Acres

767 - N. Welland, Welland (n. Welland),
Ontario

A rare opportunity has emerged to own a stunning, one-year-old semi-detached raised bungalow, perfectly situated on the border of Welland and Fonthill. This exceptional property offers a unique layout, premium finishes, and versatile living spaces, making it a "must-see" for discerning buyers. The home's modern design is immediately apparent, featuring a freshly paved driveway that leads to an inviting entrance. Inside, the gorgeous open-concept main floor is designed for both comfortable living and grand-scale entertaining. The centerpiece of this space is the oversized island, which anchors the gourmet kitchen and provides a natural gathering spot for family and friends. A standout feature of this property is the private master suite that includes walk in closet and ensuite bath, thoughtfully located separately above the garage for the ultimate in privacy and tranquility. This secluded retreat offers a peaceful escape from the main living areas. The fully finished lower level presents incredible in-law potential, complete with a convenient walk-out. This space is ideal for multi-generational families or as a guest suite, offering both privacy and accessibility. Car enthusiasts and outdoor adventurers will appreciate the side yard driveway, specifically designed to accommodate an RV or boat, a rare and valuable feature. This home represents a unique blend of style,



functionality, and location. Its prime position on the edge of Welland and Fonthill provides easy access to the amenities of both communities, including parks, shopping, and dining. Don't miss your chance to own this exceptional, nearly new home. Schedule your private viewing today (id:6289)

Essential Information

Listing #	X12308264
Price	\$1,079,900
Bedrooms	3
Bathrooms	3.00
Acres	0.00
Type	Single Family
Sub-Type	Freehold
Style	Raised bungalow

Community Information

Address	40 Topham Boulevard
Subdivision	767 - N. Welland
City	Welland (n. Welland)
Province	Ontario
Postal Code	L3C3G2

Amenities

Features	Cul-de-sac, Lighting
Parking Spaces	5
Parking	Attached Garage, Garage
# of Garages	2

Interior

Appliances	Water meter
Heating	Natural gas Forced air
Cooling	Central air conditioning
# of Stories	1
Has Basement	Yes

Exterior

Exterior	Vinyl siding, Stone
Lot Description	41.5 x 95 FT
Foundation	Poured Concrete

Listing Details

Listing Office The Agency



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