

\$1,400,000 - 2229 Houck Crescent, Fort Erie (bowen)

MLS® #X12313144

\$1,400,000

4 Bedroom, 3.00 Bathroom,
Single Family on 0.00 Acres

331 - Bowen, Fort Erie (bowen), Ontario

Spacious 1.5 Storey Home on Nearly 5 Acres with a generous sized In-Law Suite. This beautiful 1.5 storey home offers the perfect blend of space, versatility, and location, just steps from the scenic Niagara River. With over 2,700 sq. ft. of finished living space and a rare in-law suite, this property is ideal for large families, multigenerational living, or those seeking additional rental potential. The main level features a warm and welcoming layout, including a living room with a cozy gas fireplace, a formal dining room, and a well-equipped kitchen with granite countertops. You'll love the expansive three-season sunroom plus a large family room perfect for entertaining. Three bedrooms, each with cedar-lined closets, and a 1.5-bathroom setup complete this level. The upper-level in-law suite is a bright and spacious retreat, offering a large living area, eat-in kitchen, a comfortable bedroom, a spacious 5-piece bath with laundry hookups, and a massive private balcony (redone in 2000). Comfort is assured with A/C throughout the suite. The finished basement extends the living space with a large recreation room featuring a wood-burning fireplace, a partial bathroom with a shower and sink, and a separate laundry area. Step outside and enjoy your own private oasis: nearly 5 acres of land, an indoor concrete inground pool with an oversized seating/patio area, and an attached 2-car garage. Additional highlights include hardwood floors in living & dining rooms, a metal roof, alarm system, back-up generator,



septic system, and more. This rare offering combines location, space, and functionality...don't miss your chance to make it yours! When you own this home there is no need to travel - 'Enjoy your Staycation' without leaving the comfort of your own home.
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Essential Information

Listing #	X12313144
Price	\$1,400,000
Bedrooms	4
Bathrooms	3.00
Half Baths	1
Acres	0.00
Type	Single Family
Sub-Type	Freehold

Community Information

Address	2229 Houck Crescent
Subdivision	331 - Bowen
City	Fort Erie (bowen)
Province	Ontario
Postal Code	L2A5M4

Amenities

Amenities	Fireplace(s)
Features	Irregular lot size, Guest Suite, In-Law Suite
Parking Spaces	6
Parking	Attached Garage, Garage
# of Garages	2
View	River view
Has Pool	Yes
Pool	Inground pool

Interior

Heating	Natural gas Radiant heat
Fireplace	Yes

# of Fireplaces	2
# of Stories	2

Exterior

Exterior	Brick, Aluminum siding
Lot Description	113 x 316 FT
Foundation	Poured Concrete

Listing Details

Listing Office	Century 21 Heritage House LTD
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