

\$1,049,000 - 118 Colbeck Drive, Welland (coyle Creek)

MLS® #X12315311

\$1,049,000

4 Bedroom, 2.00 Bathroom,
Single Family on 0.00 Acres

771 - Coyle Creek, Welland (coyle Creek),
Ontario

5 things you will love about this property that separates it from the rest at this price point! 1. Lot is 235' deep with 75' of frontage onto the Welland River with your own personal dock for your boat, jet ski's, or just to relax and fish off of. 2. House has been totally renovated top to bottom with high end professional finishes throughout including custom kitchen with built in appliances, large island with granite countertop to fit the whole family comfortably. Custom bathrooms with granite countertops, tiled showers and glass surroundings. 3. 2.5 car wide concrete driveway 42' long to park all the family vehicles and more (boat, jet ski's or family trailer) concrete raps around the side of the house leading to walk out from basement and composite deck. 4. Partially covered 21'x12' composite deck off the kitchen with glass side panels to enjoy a clear view of your backyard oasis. 5. Separate walk out entrance form the massive lower level with all above grade windows for in -law capabilities if desired! This home is total turn key with minimal expenses for years to come with everything being updated! Other updates include Epoxy coating on garage floor (2025) Furnace, A/C, Hot Water Tank owned (2022) All appliances (2022) Vinyl flooring, pot lights, California shutters, zebra blinds, and fresh pant throughout (2022) Garage has its own 100 amp panel with 2 separate 220v lines for a welder or EV, roughed in plumbing to add a dog wash or sink for personal use. House runs



off its own 200 amp panel.This property is a must see, and looks even better in person you wont be disappointed book your private showing today! (id:6289)

Essential Information

Listing #	X12315311
Price	\$1,049,000
Bedrooms	4
Bathrooms	2.00
Acres	0.00
Type	Single Family
Sub-Type	Freehold

Community Information

Address	118 Colbeck Drive
Subdivision	771 - Coyle Creek
City	Welland (coyle Creek)
Province	Ontario
Postal Code	L3C7B2

Amenities

Amenities	Golf Nearby, Hospital, Place of Worship, Park, Schools
Features	Ravine
Parking Spaces	8
Parking	Attached Garage, Garage
# of Garages	2
View	River view, View of water, Direct Water View
Is Waterfront	Yes
Waterfront	Waterfront

Interior

Appliances	Water Heater, Central Vacuum, All
Heating	Natural gas Forced air
Cooling	Central air conditioning
Basement	Walk-up, Separate entrance

Exterior

Exterior	Vinyl siding, Brick
Exterior Features	Landscaped
Lot Description	60.2 x 253.4 FT under 1/2 acre
Foundation	Poured Concrete

Listing Details

Listing Office REVEL Realty Inc., Brokerage



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