

# **\$395,000 - 59 - 3033 Townline Road, Fort Erie (black Creek)**

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MLS® #X12323639

**\$395,000**

2 Bedroom, 1.00 Bathroom,  
Single Family

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

BUNGALOW BACKING ONTO RAVINE IN ADULT-LIFESTYLE COMMUNITY. Beautiful Fully Finished 2 Bedroom, 1 Bath, 1522 Sq Ft Bungalow on a private pie-shaped property backing onto a ravine, within the Black Creek Community of Stevensville. This one-floor beauty is welcoming right from the covered side porch and opens into the family room with walk out to 20 x 12 screened-in four season room, sliding glass doors with built in blinds, luxury vinyl flooring. Open concept main living area with peak ceiling, cork flooring, plenty of natural light, dining area, kitchen with updated quartz counters and back splash, gas stove, dishwasher, abundance of cabinetry and counter space plus a bright living room with corner gas fireplace and picturesque window with California shutters. XL master bedroom with double closets, second spacious bedroom, and 3 pc bathroom with walk in shower, laundry and storage. Large pantry offers additional kitchen storage. Private yard offers plenty of room for growing vegetables and flowers. 12 x 12 insulated garden shed with hydro could easily be converted to a man cave. Gas hookup for BBQ. Car Port, with covered parking for 2 vehicles & Concrete Drive with additional parking spots. Community Living center (within walking distance) Offers Club House W/ Indoor & Outdoor Pools, Sauna, Shuffleboard, Tennis Courts & Weekly



Activities! Quick Highway Access. Upon sale the monthly fees will be \$825.00 plus estimated taxes of \$132.00. includes access to all community center amenities. Water billed quarterly approx. \$100. per month. (id:6289)

**Essential Information**

Listing #	X12323639
Price	\$395,000
Bedrooms	2
Bathrooms	1.00
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

**Community Information**

Address	59 - 3033 Townline Road
Subdivision	327 - Black Creek
City	Fort Erie (black Creek)
Province	Ontario
Postal Code	L0S1S1

**Amenities**

Features	Carpet Free
Parking Spaces	2
Parking	No Garage

**Interior**

Appliances	Dishwasher, Dryer, Microwave, Stove, Window Coverings, Refrigerator
Heating	Natural gas Forced air
Cooling	Central air conditioning
Fireplace	Yes
# of Stories	1

**Exterior**

Exterior	Vinyl siding
Foundation	Slab

**Listing Details**

Listing Office

Century 21 Heritage House LTD



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