

\$769,000 - 153 Summersides Boulevard, Pelham (fonthill)

MLS® #X12328568

\$769,000

3 Bedroom, 3.00 Bathroom,
Single Family on 0.00 Acres

662 - Fonthill, Pelham (fonthill), Ontario

Come and see this unique Freehold Townhouse in a Prime Fonthill location. Built in 2021 with 3 bedrooms, 3 washrooms, and separate additional 1-bedroom partially finished basement with entrances at both the front and the back of the unit, to be completed by the end of october, for potential rental income or in-law suite. Only steps to Meridien Arena, 4 mins from Highway 406, close to library, golf course, shopping, community center, gym, dining, Starbucks, Tim Hortons, restaurants, in a safe and friendly community. Combined large living and dining room with walkout to deck. Stylish kitchen with pantry and storage organizers, quartz countertops & stainless steel appliances , over the range stainless steel microwave.No carpets, solid wood stairs, window blinds. Large 2-piece bathroom on the main floor for your convenience.On the second floor primary bedroom is located in the rear with a walk-in closet and a 3-piece ensuite bathroom. Laundry room on the second floor has additional space for storage. Private Single detached garage, located at the rear of the property, plus one additional surface parking. Fully fenced private yard connects the house and the garage. In the basement, separate mechanical room, already framed out, bathroom plumbing roughed in, plus space to add an additional kitchen. Multiple entrances to the basement, at the front, and from the



back into the private backyard. This is an amazing feature for a buyer looking for rental income or space for additional family members.Smart locks on both front and back doors.Must see this property, you will not regret your purchase, it feels like a semi-detached home, and dont forget, for additional entertainment, 5 minutes from Niagara College, 11 Minutes from Brock University.The house has 9 foot ceiling downstairs and 8ft ceiling on the upstairs. Book your appointment, come and see. Maintenance fees includes water, snow removal and lawn care both back and front. No need to own a lawnmower. (id:6289)

Essential Information

Listing #	X12328568
Price	\$769,000
Bedrooms	3
Bathrooms	3.00
Half Baths	1
Acres	0.00
Type	Single Family
Sub-Type	Freehold

Community Information

Address	153 Summersides Boulevard
Subdivision	662 - Fonthill
City	Pelham (fonthill)
Province	Ontario
Postal Code	L0S1E6

Amenities

Amenities	Schools, Public Transit, Park, Separate Electricity Meters
Utilities	Cable, Electricity, Sewer
Features	Carpet Free, Sump Pump
Parking Spaces	2
Parking	Detached Garage, Garage

of Garages 2

Interior

Appliances Garage door opener remote(s), Dishwasher, Dryer, Stove, Washer, Refrigerator

Heating Natural gas Forced air

Cooling Central air conditioning

of Stories 2

Basement Separate entrance

Exterior

Exterior Brick

Lot Description 21 x 98.8 FT|under 1/2 acre

Foundation Poured Concrete

Listing Details

Listing Office CENTURY 21 PARAMOUNT REALTY INC.



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