

\$945,000 - 302 - 55 Main Street, St. Catharines (port Dalhousie)

MLS® #X12335269

\$945,000

2 Bedroom, 2.00 Bathroom,
Single Family

438 - Port Dalhousie, St. Catharines (port Dalhousie), Ontario

Exclusive Avian Place backing onto Martindale Pond in the heart of Port Dalhousie. This executive building is only 3 stories and has just 9 units in total. Enjoy life in this oversized, penthouse with clear waterfront views of the pond and the Royal Canadian Henley rowing course. This exceptional 2 bed, 2 bath unit has been extensively renovated over the past 3 years. The updated, spacious kitchen includes loads of cabinetry and an island with quartz countertops. This bright unit includes two skylights to allow for natural light to pour in. Gleaming wood floors run throughout most of the unit. The dining room is great for formal meals and the open concept floor plan allows for gorgeous water views. The large open balcony overlooks the finish line and can accommodate ample seating for everyone. The large primary suite is complete with a walk in closet and huge 5 piece ensuite bathroom. The second bedroom makes for a great den or guestroom and the additional 4 piece bathroom is conveniently located across from it. This unit also includes in suite laundry and a storage closet. An additional storage locker can be found in the basement as well as a lovely common area. There is one designated parking spot and plenty of visitors parking. There is a possibility of renting a second spot through the management company. Updates include, fresh paint throughout, wood floors,



updated bathroom, kitchen and more. For those looking for convenience, stlye and an affordable waterview property, look no further. Enjoy all that charming Port Dalhousie has to offer with its quaint shops and wonderful restaurants, a short walk to the historical carousel at Lakeside Park, stroll along the pier and enjoy the boats going by. A wonderful lifestyle at the water's edge! (id:6289)

Essential Information

Listing #	X12335269
Price	\$945,000
Bedrooms	2
Bathrooms	2.00
Type	Single Family
Sub-Type	Condominium/Strata

Community Information

Address	302 - 55 Main Street
Subdivision	438 - Port Dalhousie
City	St. Catharines (port Dalhousie)
Province	Ontario
Postal Code	L2N4T8

Amenities

Amenities	Beach, Marina, Place of Worship, Park, Party Room, Recreation Centre, Storage - Locker
Features	Elevator, Balcony, Carpet Free, In suite Laundry
Parking Spaces	1
Parking	No Garage
View	View of water, Unobstructed Water View
Is Waterfront	Yes
Waterfront	Waterfront

Interior

Appliances	Water Heater, Dishwasher, Dryer, Microwave, Stove, Washer, Refrigerator
Heating	Electric Forced air

Cooling	Central air conditioning
# of Stories	3
Exterior	
Exterior	Brick, Stone
Listing Details	
Listing Office	ROYAL LEPAGE NRC REALTY



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