

\$3,750,000 - 315 Niagara Boulevard,

Niagara-On-The-Lake (town)

MLS® #X12339490

\$3,750,000

3 Bedroom, 4.00 Bathroom,
Single Family on 0.00 Acres

101 - Town, Niagara-On-The-Lake (town),
Ontario

This remarkable residence presents a rare and coveted opportunity to secure a home along one of Niagara-on-the-Lakes most distinguished waterfront addresses. Perfectly positioned just steps from the Niagara-on-the-Lake Golf Club, boutique shops, and award-winning dining, the property offers an unmatched lifestyle that blends timeless elegance with the natural beauty of the lake. Spanning over 3,000 square feet, this meticulously maintained three-bedroom home has been thoughtfully crafted for both luxurious living and effortless entertaining. Each spacious bedroom features a private ensuite, offering ultimate comfort and privacy for family and guests. Expansive principal rooms, designed with scale and proportion in mind, are bathed in natural light and frame uninterrupted views of the shimmering waterfront. Sunlit rooms throughout the home invite you to unwind while taking in the captivating scenery, whether enjoying a quiet morning coffee or hosting gatherings in the formal dining and living areas. The manicured grounds and refined interior finishes reflect an enduring pride of ownership, ensuring the home is as functional as it is beautiful. An unfinished basement with a separate entrance provides exceptional potential whether envisioned as additional living space, a guest suite, a private office, or a recreational retreat.



This flexibility enhances the property's appeal, making it ideal for both personal enjoyment and future value. From its prime location to its impeccable presentation, this home is more than a residence it is a statement of distinction, offering an unparalleled combination of elegance, comfort, and lifestyle along Niagara's premier waterfront. (id:6289)

Essential Information

Listing #	X12339490
Price	\$3,750,000
Bedrooms	3
Bathrooms	4.00
Half Baths	1
Acres	0.00
Type	Single Family
Sub-Type	Freehold

Community Information

Address	315 Niagara Boulevard
Subdivision	101 - Town
City	Niagara-On-The-Lake (town)
Province	Ontario
Postal Code	L0S1J0

Amenities

Amenities	Golf Nearby, Fireplace(s)
Parking Spaces	2
Parking	Detached Garage, Garage
# of Garages	2
View	Lake view, Direct Water View
Is Waterfront	Yes
Waterfront	Waterfront

Interior

Heating	Natural gas Forced air
Cooling	Central air conditioning

Fireplace	Yes
# of Stories	2
Basement	Separate entrance

Exterior

Exterior	Wood
Exterior Features	Lawn sprinkler
Lot Description	75 x 130 FT
Foundation	Poured Concrete

Listing Details

Listing Office ROYAL LEPAGE NRC REALTY



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