

\$1,300,000 - 81 Doans Ridge Road, Welland (cooks Mills)

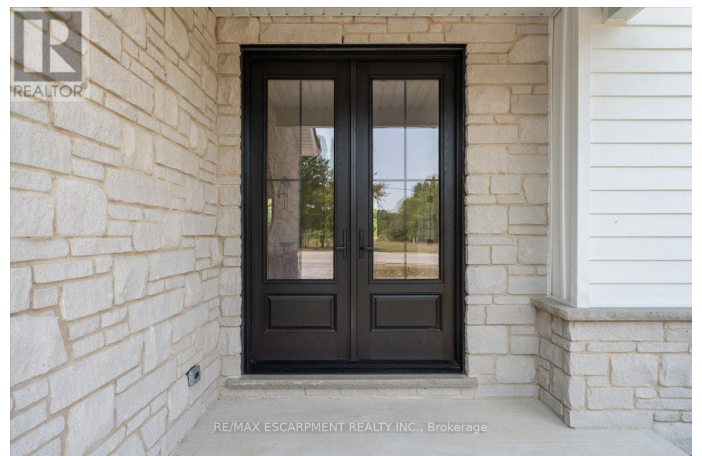
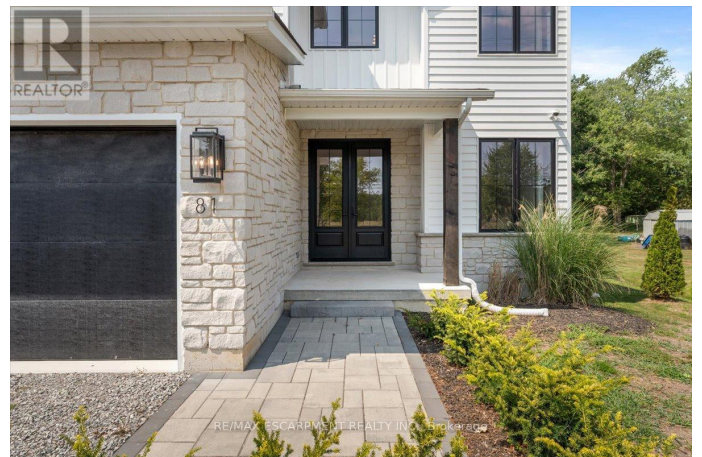
MLS® #X12347076

\$1,300,000

3 Bedroom, 4.00 Bathroom,
Single Family on 0.00 Acres

765 - Cooks Mills, Welland (cooks Mills),
Ontario

Experience the pinnacle of modern living at 81 Doans Ridge Road - an interior design gem offering 3,025 sq ft of refined space on a 60' x 200' lot. From the moment you step inside, the open-concept main floor sets the tone with soaring 9' ceilings, rich engineered hardwood, custom white oak wall paneling, in-ceiling speakers, and sun-filled windows. The chefs kitchen is a showstopper with a 48 Thermador gas range, 36 Thermador fridge, 8 island, and walk-in pantry - perfect for hosting. A main-floor office provides the ideal work-from-home setup. Step onto the 295 sq ft covered deck and soak in tranquil views. Upstairs, two bedrooms each offer private 3 pc ensuites and walk-in closets, while the 650 sq ft primary suite is a true retreat with vaulted ceilings, a fireplace, spa-inspired ensuite, and walk-in closet. The basement features over 8 ceilings, a roughed-in bath, and a garage-to-basement stairwell. Located minutes from the Welland Canal, trails, and Niagara's wine country, with quick access to St. Catharines, Niagara Falls, and major highways - this home delivers luxury, lifestyle, and location in one extraordinary package. (id:6289)



Essential Information

Listing #	X12347076
Price	\$1,300,000
Bedrooms	3
Bathrooms	4.00
Half Baths	1
Acres	0.00
Type	Single Family
Sub-Type	Freehold

Community Information

Address	81 Doans Ridge Road
Subdivision	765 - Cooks Mills
City	Welland (cooks Mills)
Province	Ontario
Postal Code	L3B5N4

Amenities

Amenities	Golf Nearby, Hospital, Place of Worship, Schools, Fireplace(s)
Utilities	Electricity
Features	Flat site
Parking Spaces	6
Parking	Attached Garage, Garage
# of Garages	2

Interior

Appliances	Garage door opener remote(s), Dishwasher, Dryer, Hood Fan, Stove, Washer, Wine Fridge, Refrigerator
Heating	Natural gas Forced air
Cooling	Central air conditioning
Fireplace	Yes
# of Stories	2
Basement	Separate entrance

Exterior

Exterior	Vinyl siding, Stone
Lot Description	60 x 200 FT under 1/2 acre
Foundation	Concrete

Listing Details

Listing Office

RE/MAX ESCARPMENT REALTY INC.



The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. REALTOR®. Member of CREA and more.

Listing information last updated on October 31st, 2025 at 11:46pm PDT