

\$1,395,000 - 645 Clarence Street, Port Colborne (sugarloaf)

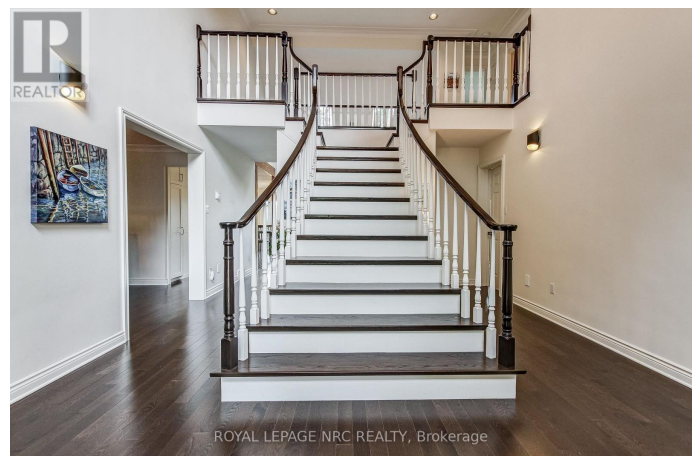
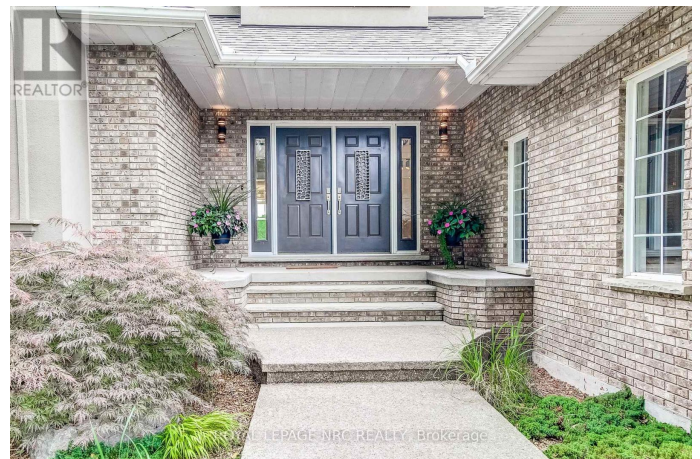
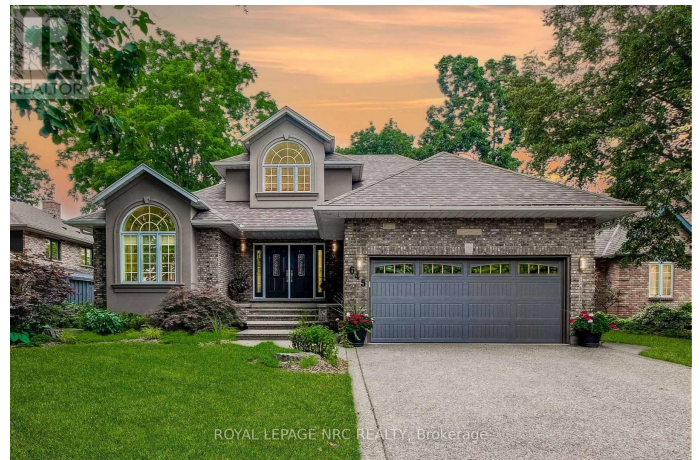
MLS® #X12355194

\$1,395,000

4 Bedroom, 4.00 Bathroom,
Single Family on 0.00 Acres

878 - Sugarloaf, Port Colborne (sugarloaf),
Ontario

Nestled within the prestigious Westwood Estates, this magnificent custom-built executive home presents an exquisite blend of casual luxury and tranquility. Boasting an impressive grand foyer and sweeping staircase, the property invites you into a well-appointed center hall plan, radiating sophistication and charm. Vaulted ceilings and skylights cascade natural light throughout, while the ornate crown molding and fireplaces enrich the ambience of warmth and comfort. Entertaining is effortlessly accommodated in the combined living and dining area, graced by a wall fireplace that sets the scene for memorable gatherings. The heart of the home, an updated kitchen, comes equipped with built-in appliances, a breakfast bar, and lustrous granite countertops with a quaint breakfast room that opens out to a rear yard and deck, presenting a picturesque backdrop of gardens and serene water views. The family room, a spectacle of light with its floor-to-ceiling windows and an additional gas fireplace, offers a panoramic vista of the Quarry Ponds. Designed with distinction, the spacious main floor master suite is complete with a private ensuite and walk-in closet, ensuring a serene retreat for the discerning homeowner, while two private bedrooms on the second floor share a lovely 4-piece bathroom. The lower level extends the



invitation with a wonderful and spacious guest suite (4th bedroom) with wall fireplace (electric) and 3-piece bath. A recreational/games room and a versatile finished work area are perfect for an art studio or workshop. Step out to a private rear patio from the lower level or bask in the tranquil surroundings from the front of the home, with a newer aggregate driveway and walkway enhancing the curb appeal. A 2-car garage, ample parking space and a gas generator cater to practical needs. Embrace a lifestyle where nature's beauty is your daily canvas in this exquisite home, designed for those who appreciate luxury and privacy in equal measure. (id:6289)

Essential Information

Listing #	X12355194
Price	\$1,395,000
Bedrooms	4
Bathrooms	4.00
Half Baths	1
Acres	0.00
Type	Single Family
Sub-Type	Freehold

Community Information

Address	645 Clarence Street
Subdivision	878 - Sugarloaf
City	Port Colborne (sugarloaf)
Province	Ontario
Postal Code	L3K6B8

Amenities

Amenities	Beach, Golf Nearby, Fireplace(s)
Features	Flat site, Lighting, Sump Pump
Parking Spaces	4
Parking	Attached Garage, Garage

# of Garages	2
View	View of water, Direct Water View
Is Waterfront	Yes
Waterfront	Waterfront

Interior

Appliances	Garage door opener remote(s), Central Vacuum, Water meter, Blinds, Dishwasher, Dryer, Stove, Washer, Window Coverings, Refrigerator
Heating	Natural gas Forced air
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	3
# of Stories	2
Has Basement	Yes
Basement	Walk out, Separate entrance

Exterior

Exterior	Brick, Stucco
Exterior Features	Landscaped
Lot Description	69 x 173 FT
Foundation	Poured Concrete

Listing Details

Listing Office	ROYAL LEPAGE NRC REALTY
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