

\$799,000 - 3545 Firelane 7 Road, Port Colborne (sherkston)

MLS® #X12385716

\$799,000

3 Bedroom, 3.00 Bathroom,
Single Family on 0.00 Acres

874 - Sherkston, Port Colborne (sherkston),
Ontario

Nestled in the sought-after Silver Bay community along the shores of Lake Erie, 3545 Firelane 7 is just 5 years old. This bungalow offers deeded access to a private sandy beach only a short walk down a tree-lined pathway. Set on a quarter-acre lot, the home greets you with a spacious covered porch featuring post-and-beam inspired design. Inside, you'll find 1,300 sq. ft. of thoughtfully designed living space where those same warm accents continue. Double sliding doors from the front porch open to an airy, open-concept living room, dining area, and kitchen. A gas fireplace creates a cozy focal point, while the kitchens centre island with its wood plank countertop adds rustic charm. At the back of the home, a large screened room extends your living space outdoors. The main floor includes two bedrooms plus a third room currently used as an office. The primary suite features an ensuite bathroom, walk-in closet, and sliding doors leading directly to the screened room - ideal for enjoying the blend of indoor and outdoor living. The full, partially finished basement adds flexibility, offering a recroom area, an additional bedroom space, and a bathroom with a relaxing jetted tub. Outdoors, a concrete patio shaded by a sunsail leads to beautifully landscaped gardens and raised beds, kept lush by a timed irrigation system. A matching garden shed with



power and lights provides both charm and convenience. The attached garage is insulated, heated, and versatile, with front and back garage doors that allow passthrough access or use as a breezeway. Practical features include municipally monitored Silver Bay Water (May to October), a 5,500-gallon cistern for year-round use, a hookup for a wired-in generator, and Bell Fibe connectivity. 3545 Firelane 7 offers the perfect balance of beach area retreat and modern comfort ready to welcome you home. (id:6289)

Essential Information

Listing #	X12385716
Price	\$799,000
Bedrooms	3
Bathrooms	3.00
Acres	0.00
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	3545 Firelane 7 Road
Subdivision	874 - Sherkston
City	Port Colborne (sherkston)
Province	Ontario
Postal Code	L3K5V3

Amenities

Amenities	Beach, Golf Nearby, Fireplace(s)
Parking Spaces	4
Parking	Attached Garage, Garage
# of Garages	2

Interior

Appliances	Water Heater
Heating	Natural gas Forced air

Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	1
# of Stories	1
Has Basement	Yes

Exterior

Exterior	Vinyl siding
Lot Description	70 x 173.9 Acre under 1/2 acre
Foundation	Poured Concrete

Listing Details

Listing Office RE/MAX NIAGARA REALTY LTD, BROKERAGE



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