

# \$739,900 - 4102 Fracchioni Drive, Lincoln (beamsville)

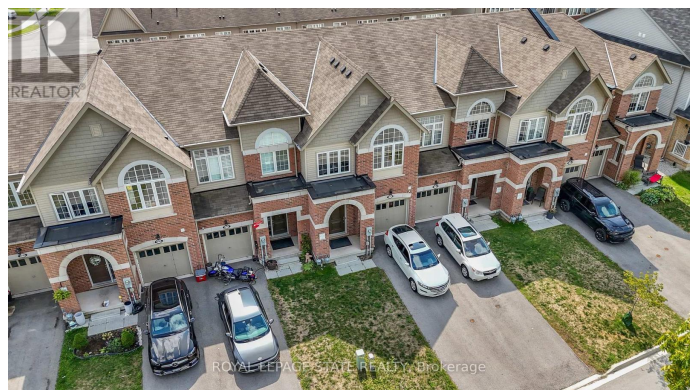
MLS® #X12389592

**\$739,900**

3 Bedroom, 3.00 Bathroom,  
Single Family on 0.00 Acres

982 - Beamsville, Lincoln (beamsville), Ontario

This beautifully upgraded 1850 sqft 3 bed, 2.5 bath freehold townhome by Cachet Homes offers plenty of space and countless upgrades! The main floor showcases an open concept area & 2-pce bath- perfect for entertaining! Not to mention a separate dining room, ideal for family dinners! Featuring elegant hardwood flooring, a striking hardwood staircase, upgraded 8 interior doors, and premium lighting throughout, this space is both comfortable & stylish. The kitchen offers sliding doors to the backyard oasis, great for entertaining with a fully fenced yard, stone patio, BBQ hookup & a large gazebo. A single car garage with inside entry & 2 main floor closets for added storage are a bonus! Upstairs you'll find three large bedrooms- including a primary bedroom with a private ensuite and not one, but two walk-in closets! The second bedroom also has a large walk-in closet with plenty of space. A 4-pce bathroom and convenient 2nd floor laundry completes this space. A large unfinished basement with a rough-in for an additional bathroom offers future potential for your making. Location is key! Surrounded by world class wineries & orchards- but still near to amenities & hwy's makes this home a premium sought after location. No monthly fees is a bonus! Don't miss it! (id:6289)



## Essential Information

|            |               |
|------------|---------------|
| Listing #  | X12389592     |
| Price      | \$739,900     |
| Bedrooms   | 3             |
| Bathrooms  | 3.00          |
| Half Baths | 1             |
| Acres      | 0.00          |
| Type       | Single Family |
| Sub-Type   | Freehold      |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 4102 Fracchioni Drive |
| Subdivision | 982 - Beamsville      |
| City        | Lincoln (beamsville)  |
| Province    | Ontario               |
| Postal Code | L0R1B4                |

### Amenities

|                |                                       |
|----------------|---------------------------------------|
| Amenities      | Park                                  |
| Features       | Conservation/green belt, Gazebo       |
| Parking Spaces | 3                                     |
| Parking        | Attached Garage, Garage, Inside Entry |
| # of Garages   | 2                                     |

### Interior

|              |                              |
|--------------|------------------------------|
| Appliances   | Garage door opener remote(s) |
| Heating      | Natural gas Forced air       |
| Cooling      | Central air conditioning     |
| # of Stories | 2                            |

### Exterior

|                 |                     |
|-----------------|---------------------|
| Exterior        | Brick, Vinyl siding |
| Lot Description | 20 x 99.7 FT        |
| Foundation      | Concrete            |

### Listing Details

|                |                           |
|----------------|---------------------------|
| Listing Office | ROYAL LEPAGE STATE REALTY |
|----------------|---------------------------|



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