

\$995,000 - 23 Abbott Place, Pelham (fonthill)

MLS® #X12432315

\$995,000

4 Bedroom, 3.00 Bathroom,
Single Family on 0.00 Acres

662 - Fonthill, Pelham (fonthill), Ontario

Nestled in the prestigious Lookout Point neighbourhood of Fonthill, this custom-built 1625 sqft brick and stone bungalow built in 2016 by Policella Homes combines timeless style with modern comfort. A generous foyer welcomes guests into the home and leads to the open-concept kitchen, dining, and living area which is thoughtfully designed for family living. The kitchen has timeless shaker style cabinets, stainless steel appliances including gas stove, and a large island with quartz counters. The living room with engineered hardwood floors, tray ceiling, pot lights and a gas fireplace offers plenty of space for furniture. A dining area with sliding doors leads to a large deck and fully fenced backyard, ideal for kids, pets, or summer gatherings. There is a spacious primary suite with walk-in closet and private ensuite with quartz counters and 2 additional main floor bedrooms. The 4-piece bathroom has quartz counters and a linen closet for additional storage. A mudroom/laundry room with laundry tub, cabinets and a closet provide convenient direct access from the 2-car garage. The finished lower-level impresses with a large recreation room highlighted by pot lights, a gas fireplace with stone surround, and a built-in surround sound system. A guest bedroom with walk-in closet and full 3-piece bathroom with additional linen closet provide space and privacy for overnight guests. A huge storage/utility room (with potential for a gym or workshop) provide added versatility for your



lifestyle. Located just minutes from downtown Fonthill, golf courses, wineries, farmers markets, trails, and top-rated schools, this home offers the best of the Niagara lifestyle while keeping you close to highways, Niagara Falls, Welland and St. Catharines. Well-maintained and move-in-ready, this property blends space, quality, and comfort in one of Niagaras premier communities. Dont miss your chance to make this rare opportunity your new family home! (id:6289)

Essential Information

Listing #	X12432315
Price	\$995,000
Bedrooms	4
Bathrooms	3.00
Acres	0.00
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	23 Abbott Place
Subdivision	662 - Fonthill
City	Pelham (fonthill)
Province	Ontario
Postal Code	L0S1E5

Amenities

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

Interior

Appliances	Central Vacuum, Dishwasher, Dryer, Stove, Washer, Window Coverings, Refrigerator
Heating	Natural gas Forced air

Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	2
# of Stories	1
Has Basement	Yes

Exterior

Exterior	Brick, Stone
Lot Description	50.2 x 115.9 FT
Foundation	Poured Concrete

Listing Details

Listing Office ROYAL LEPAGE NRC REALTY



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Listing information last updated on October 29th, 2025 at 3:16pm PDT