

\$534,900 - 249 Catalina Drive, Quinte West (sidney Ward)

MLS® #X12435000

\$534,900

4 Bedroom, 2.00 Bathroom,
Single Family on 0.00 Acres

Sidney Ward, Quinte West (sidney Ward),
Ontario

Welcome to 249 Catalina Drive, a charming raised bungalow offering comfort, space, and a family-friendly lifestyle on a generous sized lot. Lovingly maintained, this home combines classic character with modern updates, making it an excellent choice for growing families, downsizers, or anyone seeking a move-in-ready property in a quiet, established neighbourhood. Inside, the main floor boasts a bright and open living room with a large picture window that fills the space with natural light. The dining area is perfect for family meals or entertaining, and features convenient access to the backyard. The dining space flows seamlessly into the modern kitchen, which offers plenty of cabinet and counter space with an island and a practical layout. Two spacious bedrooms on this level include a large primary suite, a second bedroom ideal for kids or a home office, and a full 4-piece bathroom that completes the main level. Downstairs, the finished lower level expands your living space with a large recreation room featuring a fireplace for cozy evenings, two additional bedrooms, a 3-piece bathroom, and a convenient combined laundry/utility room. Outside, the two tiered back deck leads out to the fully fenced backyard, offering plenty of room for children, pets, and gardening. An attached single-car garage and double driveway provide parking for up to 6 vehicles,



ensuring both convenience and storage.
Located in the sought-after Montrose neighbourhood, this home is close to schools, parks, golf, shopping, and hospitals, with quick access to CFB Trenton and Highway 401 for easy commuting. Whether you're a first-time buyer or simply looking for more room to grow, 249 Catalina Drive is the perfect blend of comfort, functionality, and location. Don't miss your chance to make this gem your new home!
New AC & Furnace (2023). New fully fenced in backyard (2023). New basement windows (2023). Electrical panel replaced (2023) - 200AMP (id:6289)

Essential Information

Listing #	X12435000
Price	\$534,900
Bedrooms	4
Bathrooms	2.00
Acres	0.00
Type	Single Family
Sub-Type	Freehold
Style	Raised bungalow

Community Information

Address	249 Catalina Drive
Subdivision	Sidney Ward
City	Quinte West (sidney Ward)
Province	Ontario
Postal Code	K8R1C6

Amenities

Amenities	Golf Nearby, Hospital, Park, Schools, Fireplace(s)
Features	Flat site, Carpet Free, Sump Pump
Parking Spaces	6
Parking	Attached Garage, Garage
# of Garages	2

Interior

Appliances	Dishwasher, Dryer, Microwave, Range, Stove, Washer, Refrigerator
Heating	Natural gas Forced air
Cooling	Central air conditioning
Fireplace	Yes
# of Stories	1
Has Basement	Yes

Exterior

Exterior	Brick
Lot Description	100 x 152.4 FT under 1/2 acre
Foundation	Block

Listing Details

Listing Office EXP REALTY



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