

\$709,850 - 732 Clarence Street, Port Colborne (sugarloaf)

MLS® #X12444013

\$709,850

2 Bedroom, 2.00 Bathroom,
Single Family on 0.00 Acres

878 - Sugarloaf, Port Colborne (sugarloaf),
Ontario

Brand new aggregate concrete driveway now installed and sealed included in price. Check out this amazing home built by the talented guys at Bridge & Quarry Ltd., who really know how to blend value with a touch of affordable luxury while keeping everything top-notch. You've got to take a personal tour to really appreciate the fantastic quality throughout this place! Its packed with awesome features like a two-stage furnace, central air, on-demand hot water, and a Heat Recovery Ventilator (HRV) to keep you comfy. With 1461 square feet of living space on the main floor, there's plenty of room to enjoy. If you're looking for more space, you can finish the basement for just \$25K (a below cost bonus), adding an extra bedroom, a stylish office, a chic bathroom, and a huge rec room. Plus, the outside is stunning with gorgeous stone and brick details, plus a sweet deck balcony for those summer hangouts. Step inside and you'll find a main level with beautiful 3/4" engineered flooring! These cabinets are top-notch, with dovetail drawers and soft-close hinges, all topped off with gorgeous quartz countertops. You'll get five high-end appliances and a nice subway tile backsplash. The 9-foot ceilings really open up the space, making it feel luxurious. There's also a gas fireplace with a remote and blower kit, perfect for those cozy nights in. This place is a total dream for empty nesters, just waiting



for you to move in and enjoy! The big primary bedroom fits a king-sized bed and has a walk-in closet, plus a stylish ensuite bathroom with a tiled walk-in shower, a spot for your toiletries, and a double vanity. You'll also have a single-car garage with an opener from the builder. (id:6289)

Essential Information

Listing #	X12444013
Price	\$709,850
Bedrooms	2
Bathrooms	2.00
Acres	0.00
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	732 Clarence Street
Subdivision	878 - Sugarloaf
City	Port Colborne (sugarloaf)
Province	Ontario
Postal Code	L3K0A8

Amenities

Amenities	Public Transit, Fireplace(s)
Utilities	Cable, Electricity, Sewer
Features	Flat site
Parking Spaces	2
Parking	Attached Garage, Garage
# of Garages	2

Interior

Appliances	Water Heater - Tankless, Water Heater, Water meter, Dishwasher, Dryer, Garage door opener, Stove, Washer, Refrigerator
Heating	Natural gas Forced air
Cooling	Central air conditioning

Fireplace	Yes
# of Fireplaces	1
# of Stories	1

Exterior

Exterior	Brick, Stone
Lot Description	26.1 x 118.5 FT under 1/2 acre
Foundation	Poured Concrete

Listing Details

Listing Office	ROYAL LEPAGE NRC REALTY
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