

# \$1,999,900 - 46 Philmori Boulevard, Pelham (fonthill)

MLS® #X12455754

**\$1,999,900**

5 Bedroom, 4.00 Bathroom,  
Single Family on 0.00 Acres

662 - Fonthill, Pelham (fonthill), Ontario

Views for days! Positioned on the edge of the Niagara Escarpment atop the "Fonthill Kame" is this master crafted showpiece. The main front entry is has wonderful armour stone steps that lead you into the grand entry. The back of the main level is perfect for entertaining with a walkout deck that contains a full drainage system and the best views in Fonthill. Natural gas line for your grilling hookup is located here. Overlooking stunning cultured forest with receding escarpment shelves providing incredible colours and seasonal changes. The exterior of this beautiful home is a stunning stone and stucco combination. Inside we find wonderful Black Walnut Hardwood floors throughout the main with porcelain tile in the kitchen and baths. Matching granite countertops throughout the main floor and loft baths as well as the kitchen counters and massive oversized island that is perfect for hosting dinner parties. The oak staircases lead to the loft and basement and are finished in a darker warm stain with matching handrails, newel posts, trims, steps and risers. The loft contains a large bedroom, four piece bathroom and loft overlooking the front entry and back vaulted great room. The views out of the 22 foot height ceilings and floor to ceiling windows facing the rear of the property will take your breath away. In the basement you will find a massive family room perfect for those large gatherings and super bowl parties. Including another two large bedrooms and three piece bath with walk in



shower that is perfect for older/adult children or long term visitors. The basement rear is above grade with the front to rear grading slope allowing for a basement walkout to the patio with entertaining spaces. Enjoy a bonfire in the spring and fall months with your favourite people while watching the sunset over and behind the trees. This property exemplifies a lifestyle of peace, with privacy, gathering, and time well spent with loved ones.

(id:6289)

**Essential Information**

Listing #	X12455754
Price	\$1,999,900
Bedrooms	5
Bathrooms	4.00
Acres	0.00
Type	Single Family
Sub-Type	Freehold

**Community Information**

Address	46 Philmori Boulevard
Subdivision	662 - Fonthill
City	Pelham (fonthill)
Province	Ontario
Postal Code	L0S1E5

**Amenities**

Features	Carpet Free
Parking Spaces	13
Parking	Attached Garage, Garage
# of Garages	2

**Interior**

Appliances	All
Heating	Natural gas Forced air
Cooling	Central air conditioning
# of Stories	2

Has Basement	Yes
Basement	Walk out

## Exterior

Exterior	Brick, Stucco
Exterior Features	Landscaped
Lot Description	70.6 x 134 FT
Foundation	Poured Concrete

## Listing Details

Listing Office	REVEL Realty Inc., Brokerage
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