

\$2,299,000 - 2439 Garrison Road, Fort Erie (ridgeway)

MLS® #X12467515

\$2,299,000

3 Bedroom, 4.00 Bathroom,
Single Family on 0.00 Acres

335 - Ridgeway, Fort Erie (ridgeway), Ontario

Nestled on a generous 5.289 acres of land with C7-99 zoning, this custom-built home offers all the wonderful touches you have been dreaming of. The large foyer greets you as you enter the home and your eyes will be immediately drawn to the impressive indoor/outdoor space complete with garage doors that seamlessly connect you to your backyard oasis. Cool off in the inground saltwater pool, which is also heated for those cooler days. The outdoor space is enhanced with concrete pathways and custom landscaping. Inside, the home boasts three lovely bedrooms, thoughtfully separated by the main foyer with tall pocket doors. The master bedroom sliding glass doors allow you to gaze into your backyard. An ensuite bathroom accompanies the master suite, while two additional bathrooms serve the main floor. The home is designed with large ceiling heights throughout, including in the spacious basement, adding to the open and airy feel. The custom kitchen is a dream come true. You will love the oversized island and a large pantry equipped with electrical outlets, keeping your counters clear of clutter. The open-concept design of the dining room, kitchen, and living room creates a grand yet cozy ambiance. The basement is a generous size and has been finished with a gorgeous stamped concrete pattern. Enjoy the benefits of a high-exposure location for your business. The workshop on the property offers over 2,000 sq feet of space and is equipped with



hydro and the potential to add a bathroom. The workshop has an office and as an extra bonus, the shop floor is heated. The tall ceilings and three garage doors allow for commercial vehicles to be parked inside. This is truly a must-see property that offers the perfect blend of luxury living and business potential. Please note the current business is not for sale. Don't miss the opportunity to make 2439 Garrison Road your new address! (id:6289)

Essential Information

Listing #	X12467515
Price	\$2,299,000
Bedrooms	3
Bathrooms	4.00
Half Baths	2
Acres	0.00
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	2439 Garrison Road
Subdivision	335 - Ridgeway
City	Fort Erie (ridgeway)
Province	Ontario
Postal Code	L0S1N0

Amenities

Amenities	Fireplace(s)
Features	Wooded area, Sump Pump
Parking Spaces	17
Parking	Attached Garage, Garage
# of Garages	2
Has Pool	Yes
Pool	Inground pool

Interior

Appliances	Water purifier, Cooktop, Dishwasher, Dryer, Oven, Washer, Refrigerator
Heating	Natural gas Forced air
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	1
# of Stories	1
Has Basement	Yes

Exterior

Exterior	Vinyl siding
Exterior Features	Landscaped
Lot Description	365.5 x 629.1 FT
Foundation	Poured Concrete

Listing Details

Listing Office RORE REAL ESTATE



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