

\$1,449,000 - 7515 Sherrilee Crescent, Niagara Falls (brown)

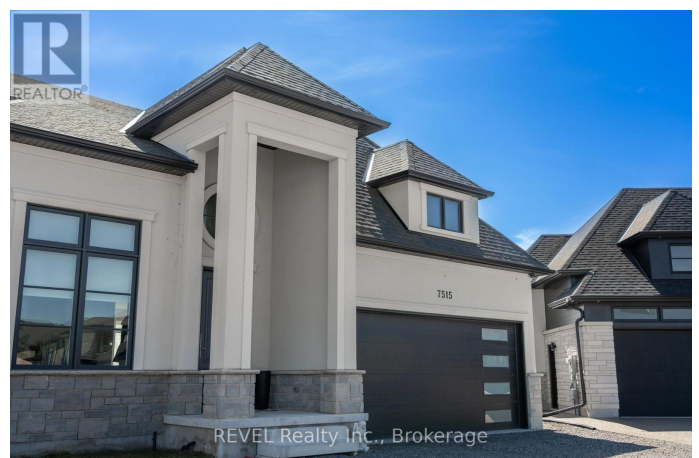
MLS® #X12467586

\$1,449,000

4 Bedroom, 5.00 Bathroom,
Single Family on 0.00 Acres

222 - Brown, Niagara Falls (brown), Ontario

Luxury, style, and modern convenience define this stunning 2-storey stone & stucco home, built in 2022 and backing onto a tranquil retention pond. Thoughtfully designed with high-end finishes, this home boasts engineered hardwood flooring on the main and second floors, soaring ceilings, and oversized windows that flood the space with natural light. The open-concept main floor is perfect for both everyday living and entertaining. The spacious living room features an electric fireplace, while the chefs kitchen is a showstopper with extensive cabinetry, an oversized island with additional storage and seating, built-in appliances, and a striking herringbone backsplash. A butlers pantry with a prep sink adds functionality. A private office, 2-piece bath, and a mudroom with rear yard access complete this level. Upstairs, the primary suite offers dual walk-in closets and a spa-like 5-piece ensuite with a soaker tub and glass shower. Three additional bedrooms provide ample space one with a private 3-piece ensuite and walk-in closet, while the other two share a Jack & Jill 5-piece bath. A second-floor laundry room adds convenience. The finished basement (awaiting ceiling completion) features heated floors, a large rec room, oversized windows, and a 3-piece bath. This home is fully equipped with a built-in speaker system inside and out, a security camera system, and a sprinkler



system for effortless lawn care.Outside, enjoy the fully fenced pie-shaped lot with a raised composite deck, perfect for entertaining. A oversized 2.5 car garage and a prime location in a growing Niagara Falls subdivision, close to shopping, amenities, and major highways make this home an exceptional opportunity.
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Essential Information

Listing #	X12467586
Price	\$1,449,000
Bedrooms	4
Bathrooms	5.00
Half Baths	1
Acres	0.00
Type	Single Family
Sub-Type	Freehold

Community Information

Address	7515 Sherrilee Crescent
Subdivision	222 - Brown
City	Niagara Falls (brown)
Province	Ontario
Postal Code	L2H3T4

Amenities

Amenities	Public Transit, Schools, Fireplace(s)
Features	Carpet Free, Sump Pump
Parking Spaces	4
Parking	Attached Garage, Garage
# of Garages	2

Interior

Appliances	Garage door opener remote(s), Oven - Built-In, Range, Water Heater, Dishwasher, Dryer, Oven, Stove, Washer, Wine Fridge, Refrigerator
Heating	Natural gas Forced air
Cooling	Central air conditioning

Fireplace	Yes
# of Fireplaces	1
# of Stories	2
Has Basement	Yes

Exterior

Exterior	Stone, Stucco
Lot Description	37.8 x 112.8 FT
Foundation	Poured Concrete

Listing Details

Listing Office REVEL Realty Inc., Brokerage



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