

\$1,879,999 - 54 Philmori Boulevard, Pelham (fonthill)

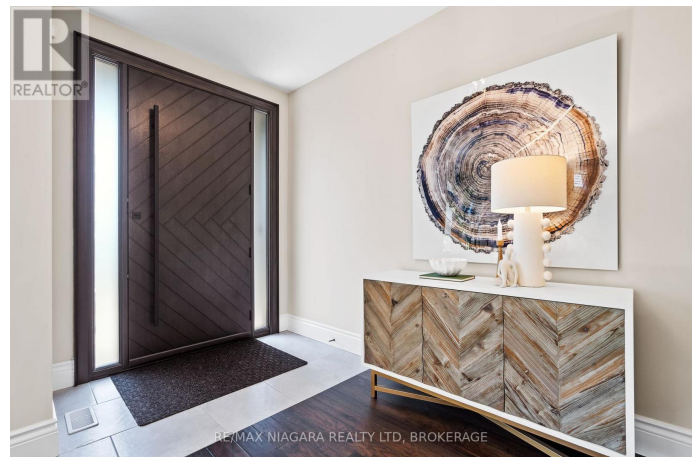
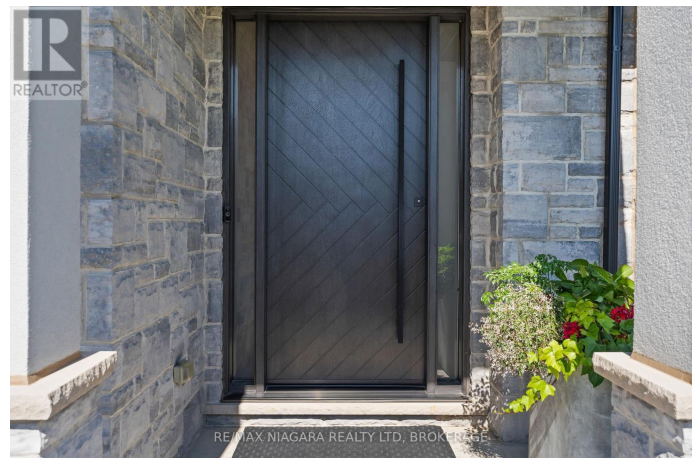
MLS® #X12479518

\$1,879,999

4 Bedroom, 4.00 Bathroom,
Single Family on 0.00 Acres

662 - Fonthill, Pelham (fonthill), Ontario

Perched atop the escarpment, this stunning custom-built two-storey home offers generous finished living space, featuring four spacious bedrooms, four bathrooms, an oversized double-car garage, a walkout basement, and the added privacy of no rear neighbours. Designed with luxury and comfort in mind, the home features high-end finishes, designer details, and beautifully landscaped grounds. From the moment you arrive, the striking curb appeal and custom front door set the tone for what awaits inside. The main floor welcomes you with soaring ceilings, intricate ceiling details, and large windows that fill the space with natural light. Just off the entry, a sitting room creates the perfect spot to gather with guests, while a stylish powder room adds convenience. The heart of the home is the chef's kitchen, complete with an oversized island, B/I fridge/freezer, ceiling-height cabinetry, and a generous pantry with built-ins & a bar fridge, all flowing seamlessly into the dining and living areas. A gas fireplace with custom built-ins anchors the living room, and the dining space opens onto an oversized composite deck with a staircase leading down to the backyard, making entertaining effortless. Upstairs, the primary suite overlooks the peaceful backyard and features a spa-like en-suite bathroom, a W/I closet, and ample space to relax. Three additional bedrooms share an oversized bathroom, and the convenience of second-floor laundry makes everyday living a breeze. The fully finished



basement is designed for entertaining, featuring a sophisticated rec room with B/I cabinetry, wet bar, and a luxurious bathroom with heated floors and oversized tile. A walkout leads to the covered patio and the expansive backyard, where you can enjoy the tranquility of nature right at your doorstep. Located near top-rated schools, premier golf courses, convenient highway access, and exceptional shopping, this home seamlessly combines luxury living with everyday convenience. Luxury Certified. (id:6289)

Essential Information

Listing #	X12479518
Price	\$1,879,999
Bedrooms	4
Bathrooms	4.00
Half Baths	1
Acres	0.00
Type	Single Family
Sub-Type	Freehold

Community Information

Address	54 Philmori Boulevard
Subdivision	662 - Fonthill
City	Pelham (fonthill)
Province	Ontario
Postal Code	L0S1E5

Amenities

Amenities	Fireplace(s)
Features	Backs on greenbelt, Sump Pump
Parking Spaces	6
Parking	Attached Garage, Garage
# of Garages	2

Interior

Appliances	Garage door opener remote(s), Dishwasher, Freezer, Stove,
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	Refrigerator
Heating	Natural gas Forced air
Cooling	Central air conditioning
Fireplace	Yes
# of Stories	2
Has Basement	Yes
Basement	Walk out

Exterior

Exterior	Brick, Stone
Exterior Features	Landscaped, Lawn sprinkler
Lot Description	70 x 157.9 FT
Foundation	Poured Concrete

Listing Details

Listing Office RE/MAX NIAGARA REALTY LTD, BROKERAGE



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