

\$799,900 - 47 Rosemount Avenue, Port Colborne (sugarloaf)

MLS® #X12480273

\$799,900

2 Bedroom, 3.00 Bathroom,
Single Family on 0.00 Acres

878 - Sugarloaf, Port Colborne (sugarloaf),
Ontario

Price slashed- Seller is ready to move and start her next chapter!! You are going to be **WOWED** from the moment you stroll up the front door of this custom built bungalow near the shores of beautiful Lake Erie. As you enter your front door you are speechless as you take in the grand open space-this house is much larger than it appears from the street! Gleaming hard wood floors, soaring vaulted ceilings and wrap around kitchen island are all calling your name! Work from home...you will love the cozy front room with huge glass windows letting in lots of natural light or continue the use as a den. Your guests will love their private bedroom and main bath with a jacuzzi tub. But wait until you get to your personal retreat. Enjoy your steam shower and huge walk-in closet or wander through your personal garden doors to your very private fenced patio. Have 20 something kids who just love living at home-they will love the lower level and **NEVER** leave!! Your vehicles are secure in your detached double garage with auto opener. Do not worry about your lawn with the in-ground sprinkler system. Enjoy all that Port Colborne has to offer as you wander along the promenade or have dinner at the Marina or along West St as you watch the ships go by as you have an amazing meal at one of Port's amazing eateries. Love to golf...we have amazing courses, a



hiker...check out our trails...wine or beer more
your interest...we have you covered! Do not
miss out on this incredible opportunity!
(id:6289)

Essential Information

Listing #	X12480273
Price	\$799,900
Bedrooms	2
Bathrooms	3.00
Acres	0.00
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	47 Rosemount Avenue
Subdivision	878 - Sugarloaf
City	Port Colborne (sugarloaf)
Province	Ontario
Postal Code	L3K5P8

Amenities

Amenities	Beach, Golf Nearby, Marina, Park, Fireplace(s)
Utilities	Cable, Electricity, Sewer
Features	Level, Carpet Free, Sump Pump
Parking Spaces	6
Parking	Detached Garage, Garage
# of Garages	2

Interior

Appliances	Garage door opener remote(s), Water Heater, Water meter, Dishwasher, Dryer, Microwave, Stove, Washer, Refrigerator
Heating	Natural gas Forced air
Cooling	Central air conditioning, Ventilation system
Fireplace	Yes
# of Fireplaces	1
# of Stories	1

Has Basement Yes

Exterior

Exterior Vinyl siding, Stone
Exterior Features Landscaped
Lot Description 49.4 x 150.4 FT
Foundation Poured Concrete

Listing Details

Listing Office RE/MAX NIAGARA REALTY LTD, BROKERAGE



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