

\$300,000 - 4595 Martha Lane, Beamsville

MLS® #40760011

\$300,000

2 Bedroom, 1.00 Bathroom, 779 sqft

Single Family on 0.00 Acres

982 - Beamsville, Beamsville, Ontario

COMFORT, CONVENIENCE & COMMUNITY

... Welcome to 4595 Martha Lane, located in the charming Golden Horseshoe Estates community, just minutes from the QEW, scenic vineyards, local restaurants, parks, and shopping. Only 10 minutes to the Grimsby GO Station, 30 minutes to Niagara Falls and the U.S. border, and just an hour from Toronto, its the perfect blend of small-town charm and big-city access. Step into the inviting screened-in front porch, perfect for enjoying a morning coffee, and walk into a bright mudroom leading directly to the UPDATED KITCHEN. Renovated just 6 years ago, the kitchen features modern appliances and durable vinyl flooring that flows seamlessly throughout the home. The spacious, sunswept living room boasts large, UPDATED WINDOWS that fill the space with natural light. Down the hall, find a versatile bedroom/den with the updated electrical panel, and a 4-pc bathroom conveniently located behind the laundry area. The primary bedroom offers a generous closet and houses the tankless hot water heater for added efficiency. Across from the laundry is a 4-SEASON SUNROOM with an abundance of windows, sunlight, and sliding patio doors opening to a private deck. Here, enjoy a large GAZEBO (patio furniture included), a Napoleon gas BBQ, and a wood pathway leading to the driveway. The PRIVATE YARD is a gardener's delight, featuring numerous gardens and a unique double-shed setup - one large shed with hydro



and loads of storage, and a smaller attached shed for extra space. A gated area behind the sheds offers added privacy. With a roof replaced 8 years ago, extra-insulated flooring, parking for 3 vehicles, and a pad fee of \$737.86/month including taxes & water, this property blends comfort, function, and outdoor enjoyment in an unbeatable location. [CLICK ON MULTIMEDIA](#) for virtual tour, drone photos, floor plan & more. (id:6289)

Essential Information

Listing #	40760011
Price	\$300,000
Bedrooms	2
Bathrooms	1.00
Square Footage	779
Acres	0.00
Type	Single Family
Sub-Type	Leasehold
Style	Mobile Home

Community Information

Address	4595 Martha Lane
Subdivision	982 - Beamsville
City	Beamsville
Province	Ontario
Postal Code	L3J0W1

Amenities

Amenities	Park, Place of Worship, Schools, Shopping
Utilities	Cable, Electricity, Natural Gas, Telephone
Features	Crushed stone driveway, Gazebo
Parking Spaces	3

Interior

Appliances	Dishwasher, Dryer, Refrigerator, Stove, Washer, Window Coverings
Heating	Natural gas Forced air
Cooling	Central air conditioning

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Exterior

Exterior Vinyl siding

Listing Details

Listing Office RE/MAX Escarpment Realty Inc.



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