

\$1,850,000 - 101 Tennessee Avenue, Port Colborne (sugarloaf)

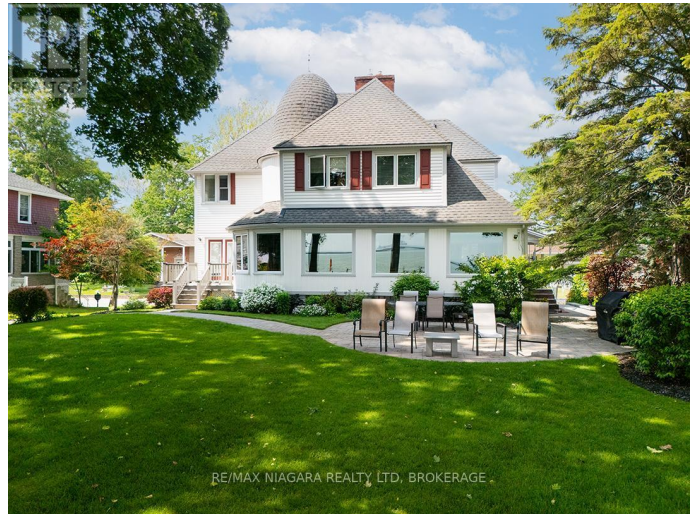
MLS® #X12021219

\$1,850,000

4 Bedroom, 3.00 Bathroom,
Single Family on 0.00 Acres

878 - Sugarloaf, Port Colborne (sugarloaf),
Ontario

Lakefront Luxury Estate Home set in Port Colborne's historic and exclusive Tennessee Avenue neighbourhood. Beautifully preserved & thoughtfully updated this century home sits on a 500' deep lot that stretches right into Gravelly Bay on Lake Erie. With a commanding 3,300 sq. ft., 4 bedrooms & 2.5 baths this home has a prominent turret feature adding both a dramatic architectural detail and a hint of storybook appeal that creates a unique curved alcove in the living room. This showpiece space also boasts wall-to-wall lakefront windows, a warm gas fireplace, and perfect setting for a grand piano. The main floor has a formal dining room with garden doors opening onto a lakeside deck, a bright kitchen with crisp white cabinetry & built-in appliances. There is an adjoining breakfast nook & a library with board and batten detailing & quiet reading nook. The expansive primary suite offers a refined escape with a front-row seat to lake views through wide, light-filled windows. This serene space features a gas fireplace, a private spa-inspired ensuite with clawfoot soaker tub and a step-in closet. Additionally, there are 3 large bedrooms with ample closet space & a convenient laundry closet on this level. Timeless detailing and craftsmanship shine throughout with original wood floors, classic oak staircase and spacious centre hall.



Outdoors, the estate unfolds into a true waterfront haven with mature trees, stone patios overlooking the water, tiered gardens, and a shoreline retreat with a double-size boathouse, beach area, and tranquil waters for launching kayaks and paddle boards. This property includes a full, unfinished basement, a double garage, & a driveway that leads down to the shoreline. A bonus feature of this home is the dual HVAC system, offering individualized climate control for each level. You'll have peace of mind with city services & a whole-home generator. This property is the best of lakefront living- inside and out!
(id:6289)

Essential Information

Listing #	X12021219
Price	\$1,850,000
Bedrooms	4
Bathrooms	3.00
Half Baths	1
Acres	0.00
Type	Single Family
Sub-Type	Freehold

Community Information

Address	101 Tennessee Avenue
Subdivision	878 - Sugarloaf
City	Port Colborne (sugarloaf)
Province	Ontario
Postal Code	L3K2R8

Amenities

Amenities	Beach, Fireplace(s)
Parking Spaces	6
Parking	Attached Garage, Garage
# of Garages	2
View	Lake view, View of water, Direct Water View, Unobstructed Water View

Is Waterfront	Yes
Waterfront	Waterfront

Interior

Appliances	Central Vacuum
Heating	Natural gas Forced air
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	2
# of Stories	2
Has Basement	Yes

Exterior

Exterior	Vinyl siding
Exterior Features	Landscaped
Lot Description	88 x 500 FT
Foundation	Block

Listing Details

Listing Office	RE/MAX NIAGARA REALTY LTD, BROKERAGE
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