

\$1,999,000 - 9695 Grassy Brook Road, Niagara Falls (schisler)

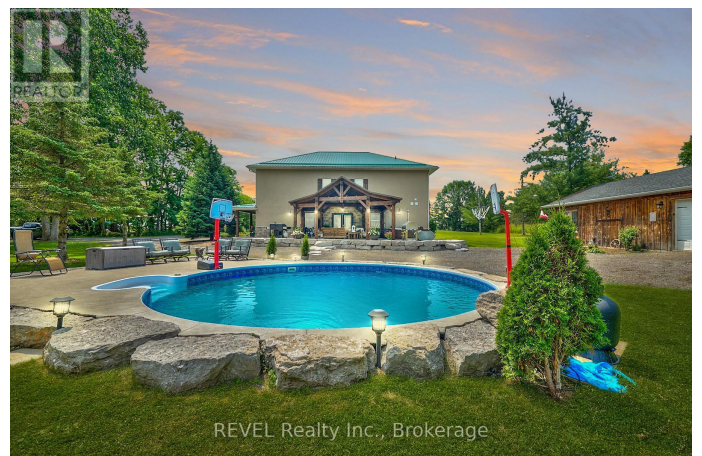
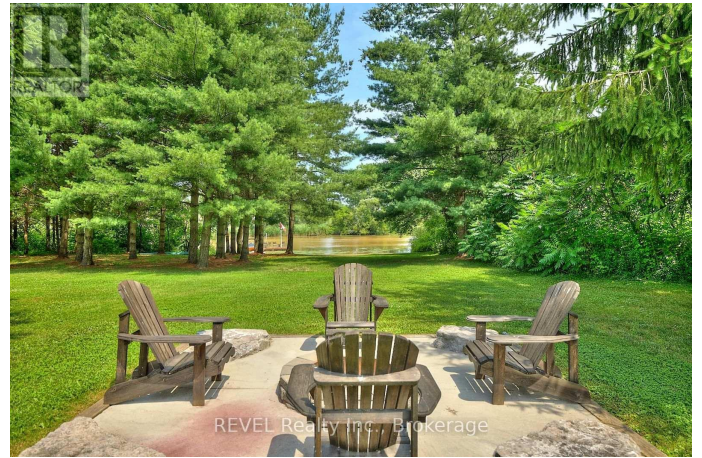
MLS® #X12080854

\$1,999,000

4 Bedroom, 3.00 Bathroom,
Single Family on 0.00 Acres

225 - Schisler, Niagara Falls (schisler), Ontario

Looking for that Northern Muskoka feel in Niagara? How about 4.49 Acres with 430' of Frontage on the Welland River? Or the option to jump in the pool and finish the night off with a soak in the hot tub all with views of the River? Than look no further because here's your chance to own this piece of paradise that has it all! On top of all that you'll find a 13yrs young 2 story home totalling 3300 sq.ft with superior modern rustic finishes throughout! 9' ceilings on both levels, main floor bedroom and bathroom, open concept feeling throughout both levels, entire main floor has heated floors under ceramic wood plank tile, custom kitchen by Silver Creek Cabinetry, custom bathrooms, second floor has engineered hardwood with plush carpet in all bedrooms, second floor laundry! There's nothing that hasn't been updated since it was built in 2011. 1040sq.ft (26x40) heated shop with Mancave/Office area! Updates include Timber A-frame patio structure with steel roof (2022) Stone and stucco (2022) Dock (2022) 4500 gallon Cistern & 6 person Hot Tub (2020) On-ground pool, concrete patio's with armour Stone (2016) Wrap around porch (2016) Steel Roof original (2011) Septic tank original (2011) this property is total turn key with nothing left to do but enjoy with all major expenses covered for years to come! House is built on concrete pad on gravel (no basement or crawl space) built as Eco friendly with all E-rated



windows, plaster walls 16" thick throughout both levels with engineered straw forms with R35 insulation rating behind plaster to maximize efficiency! Radiant heating/A/C forced air exchanger, electric HWT owned, drilled well for free back up water, and wood fed boiler for supplementary heating, natural gas at the road if desired! Truly remarkable property that don't become available too often! (id:6289)

Essential Information

Listing #	X12080854
Price	\$1,999,000
Bedrooms	4
Bathrooms	3.00
Half Baths	2
Acres	0.00
Type	Single Family
Sub-Type	Freehold

Community Information

Address	9695 Grassy Brook Road
Subdivision	225 - Schisler
City	Niagara Falls (schisler)
Province	Ontario
Postal Code	L0S1K0

Amenities

Amenities	Golf Nearby, Fireplace(s)
Utilities	Cable, Electricity, Wireless
Features	Ravine, Lighting
Parking Spaces	16
Parking	Detached Garage, Garage
# of Garages	2
View	River view, View of water, Direct Water View, Unobstructed Water View
Is Waterfront	Yes
Waterfront	Waterfront

Interior

Appliances	Hot Tub, Water Heater, Central Vacuum
Heating	Hot water radiator heat
Cooling	Central air conditioning, Air exchanger
Fireplace	Yes
# of Fireplaces	2
# of Stories	2

Exterior

Exterior	Stucco, Stone
Lot Description	432.4 x 518.6 FT 2 - 4.99 acres

Listing Details

Listing Office REVEL Realty Inc., Brokerage



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Listing information last updated on October 13th, 2025 at 5:31am EDT