

# **\$949,000 - 31 Oakridge Crescent, Port Colborne (sugarloaf)**

MLS® #X12103740

**\$949,000**

4 Bedroom, 2.00 Bathroom,  
Single Family on 0.00 Acres

878 - Sugarloaf, Port Colborne (sugarloaf),  
Ontario

Situated directly on Gravelly Bay, this waterfront property offers lovely views of Lake Erie, the Port Colborne lighthouse, Sugarloaf marina, and the entrance to the Welland Canal. The shoreline features a sand and pebble beach with shallow, calm waters perfect for kayaking, and paddle boarding. The front entrance opens to the ground level with original hardwood floors that flow through to a floor family room featuring a gas fireplace, sliding glass doors and a walk-out to a spacious lakeside deck. The main level, above, features a formal living room with large picture windows overlooking the lake, a separate dining room, and an oak kitchen. There are three spacious bedrooms upstairs, each with generous closet space and wood floors. A two-level basement provides generous storage space, a laundry area, a root cellar and utilities including a built-in central vacuum. There is ample space to add a bedroom, a games room or hobby space. The large level lot is shaded and cooled by mature trees and lake breezes. A new pebbled concrete driveway compliments the lot with a double pad offering lots of parking. This 1,869 sq ft side split has been owned by the same family for 55 years and is now being offered for sale for the first time. It is connected to all city services and is located just minutes from Port Colborne's charming city centre and historic West Street



shopping district. (id:6289)

Essential Information

Listing #	X12103740
Price	\$949,000
Bedrooms	4
Bathrooms	2.00
Acres	0.00
Type	Single Family
Sub-Type	Freehold

Community Information

Address	31 Oakridge Crescent
Subdivision	878 - Sugarloaf
City	Port Colborne (sugarloaf)
Province	Ontario
Postal Code	L3K2T3

Amenities

Amenities	Beach, Marina, Fireplace(s)
Parking Spaces	4
Parking	No Garage
View	Lake view, 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	1
# of Stories	2
Has Basement	Yes

Exterior

Exterior	Brick Veneer, Cedar Siding
Lot Description	74.1 x 135 FT under 1/2 acre

Foundation

Concrete

## Listing Details

Listing Office

RE/MAX NIAGARA REALTY LTD, BROKERAGE



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