

\$1,275,000 - 23 Promenade Way, Fort Erie (crystal Beach)

MLS® #X12114799

\$1,275,000

2 Bedroom, 3.00 Bathroom,
Single Family on 0.00 Acres

337 - Crystal Beach, Fort Erie (crystal Beach),
Ontario

DISCOVER LUXURIOUS LAKEFRONT LIVING at 23 Promenade Way, nestled within the prestigious Crystal Beach Tennis & Yacht Club on the shores of Lake Erie. This beautifully upgraded two-storey resort home boasts magnificent water views throughout. The open-concept main floor features a gourmet kitchen with built-in appliances, granite countertops, and enhanced cabinetry. Perfect for entertaining or relaxing, the great room flows seamlessly into a three-season sun porch, ideal for enjoying morning coffee or breathtaking sunsets. A convenient main floor laundry and 2-piece bath add to the ease of living. Upstairs, find two spacious bedrooms, including a primary suite with its own enclosed sunroom offering serene sunrise views and the soothing sounds of the lake. The finished basement provides two versatile bonus rooms (currently bedrooms), a 3-piece bathroom, and ample storage. Outside, enjoy a charming front porch, a second-floor balcony, a low-maintenance exterior with 2019 hardboard siding and updated roof rivets, and an outdoor shower. A private beach is easily accessible via your included golf cart. The property also features an interlock driveway and patio with a gas BBQ hook-up. Recent upgrades include, AC July 2025, 2020 furnace and 2019 interior paint. OFFERED FULLY FURNISHED (some exclusions apply - see Schedule C), this is an



exceptional opportunity to own waterfront property on Canada's South Coast. Explore the governing documents at cbtyc.com and take the multimedia tour. Don't delay book your private viewing today. (id:6289)

Essential Information

Listing #	X12114799
Price	\$1,275,000
Bedrooms	2
Bathrooms	3.00
Half Baths	1
Acres	0.00
Type	Single Family
Sub-Type	Freehold

Community Information

Address	23 Promenade Way
Subdivision	337 - Crystal Beach
City	Fort Erie (crystal Beach)
Province	Ontario
Postal Code	L0S1B0

Amenities

Amenities	Fireplace(s)
Utilities	Cable, Electricity, Sewer
Features	Lighting, Sump Pump
Parking Spaces	3
Parking	No Garage
View	View of water, Lake view, Direct Water View, Unobstructed Water View
Is Waterfront	Yes
Waterfront	Waterfront
Has Pool	Yes
Pool	Outdoor pool

Interior

Appliances	Water Heater - Tankless, Water meter, Dishwasher, Dryer, Microwave, Stove, Washer, Window Coverings, Refrigerator
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Heating	Natural gas Forced air
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	1
# of Stories	2
Has Basement	Yes

Exterior

Exterior	Hardboard, Vinyl siding
Exterior Features	Landscaped, Lawn sprinkler
Lot Description	40 x 114.8 FT
Foundation	Poured Concrete

Listing Details

Listing Office ROYAL LEPAGE NRC REALTY



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