

# \$879,000 - 707 - 118 West Street, Port Colborne (sugarloaf)

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MLS® #X12142216

**\$879,000**

3 Bedroom, 2.00 Bathroom,  
Single Family

878 - Sugarloaf, Port Colborne (sugarloaf),  
Ontario

Waterfront living at its finest. With 3 bedrooms, two full baths, two balconies and two EV parking spaces, Suite 707 "The Pier" is east facing, directly overlooking the Welland Canal. This contemporary residence encompasses 1,366 square feet containing a custom white kitchen with quality cabinetry, upgraded quartz counters, under cabinet lighting, stainless steel appliances and a large island with counter seating. Additional notable features consist of a spacious walk-in closet along with a four-piece ensuite exclusive to the primary bedroom. An enclosed laundry room (with added storage and folding table) as well as a barrier-free second four-piece bathroom, add to the appeal of this distinct dwelling. The two EV parking spaces, with direct access to the side lobby entrance, and an exclusive, main floor storage locker are included with Suite 707. All windows are wired for electronic blind installation. South Port is a well appointed building with numerous amenities comprised of a social lounge, outdoor barbecue area and an elegant lobby featuring 14' ceilings and mail boxes. Residents also have access to a fitness room and bicycle storage. Entertain your guests in the party room, with kitchen, bathroom, lounge and dining area. Enjoy convenient interior access to the the ground floor commercial units including Pie Guys restaurant. Discover the uncharted charm of



Port Colborne with the marina, beach, golf and shopping at your doorstep. Easy access to paved walking and cycling pathways.  
Immediate occupancy available. (id:6289)

### Essential Information

Listing #	X12142216
Price	\$879,000
Bedrooms	3
Bathrooms	2.00
Type	Single Family
Sub-Type	Condominium/Strata
Style	Multi-level

### Community Information

Address	707 - 118 West Street
Subdivision	878 - Sugarloaf
City	Port Colborne (sugarloaf)
Province	Ontario
Postal Code	L3K4C9

### Amenities

Amenities	Beach, Golf Nearby, Marina, Place of Worship, Exercise Centre, Party Room, Visitor Parking, Separate Heating Controls, Separate Electricity Meters, Storage - Locker
Features	Waterway, Wheelchair access, Balcony, In suite Laundry
Parking Spaces	2
Parking	No Garage
View	Direct Water View
Is Waterfront	Yes
Waterfront	Waterfront

### Interior

Appliances	Oven - Built-In, Intercom, Water Heater
Heating	Electric Radiant heat
Cooling	Central air conditioning

### Exterior

Exterior                      Stucco, Brick  
Exterior Features      Landscaped

## **Listing Details**

Listing Office              SOTHEBY'S INTERNATIONAL REALTY, BROKERAGE



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