

\$1,299,000 - 114 Shoreview Drive, Welland (hwy 406/welland)

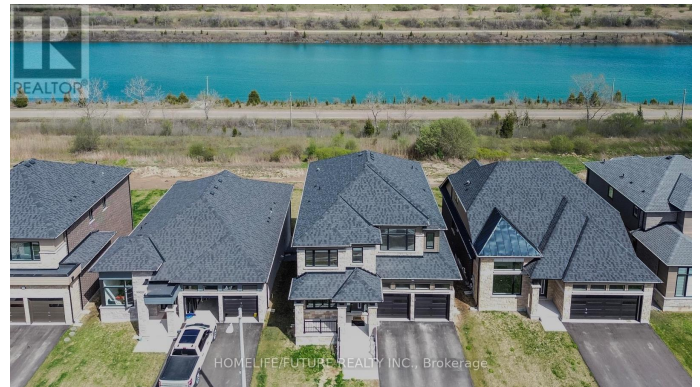
MLS® #X12145933

\$1,299,000

7 Bedroom, 5.00 Bathroom,
Single Family on 0.00 Acres

766 - Hwy 406/Welland, Welland (hwy 406/welland), Ontario

Welcome To Waterfront Elegance At Its Finest! Experience The Essence Of New Construction In This A (THE MCGEORGE - ELEVATION B: 2,920 SQ. FT. Plus 2bd 1wr Basement)** Boasting Nearly 4,000 Square Feet And Offering 6+2 Bedrooms And 4 1/2 Washrooms, This Residence Is A Testament To Spacious Living. Situated On A Premium Canal-View Lot, Representing An Additional \$\$\$ Investment, This Exquisite Home Is Ideally Located Only 100 Meters From The Welland Canal, With The Backyard Facing The Waterway Enjoy Unobstructed Views And Access To A Scenic Walking Trail While Appreciating The Tranquility Of The Waterway. The Home Overlooks A Historically Significant And Active Shipping Route, Offering A Unique And Ever-Changing View. The Home's 9-Foot Ceilings On Both The Main Floor And The Expansive Walkout Basement Create A Refined Sense Of Openness And Light. A Substantial Investment Was Made To Upgrade The Basemen Featuring Two Finished Rooms, A Three-Piece Bath With A Frameless Glass Shower And Large Windows That Bring In Natural Light And Frame Picturesque Canal Views This Versatile Lower Level Presents Multiple Lifestyle Options Ideal For Recreational Use, A Private Guest Suite, Or A Potential Long-Term Rental Opportunity (Subject To City Approval And Permitting).



With Direct Outdoor Access To The Landscaped Yard And Waterfront, This Space Is Both Functional And Elegant. Set Within Minutes Of A Major Shopping Centre, Large Department Stores, And Convenient Highway Access, This Once-In-A-Lifetime Opportunity Offers The Perfect Balance Of Luxury, Financial Value, And Waterfront Living Truly An Extraordinary Investment In Elegance. 3rd Insert: Boasting Nearly,4,000 Square Feet And Offering 6+2 Bedrooms And 4 1/2 Washrooms. All Photo Are Staged. (id:6289)

Essential Information

Listing #	X12145933
Price	\$1,299,000
Bedrooms	7
Bathrooms	5.00
Half Baths	1
Acres	0.00
Type	Single Family
Sub-Type	Freehold

Community Information

Address	114 Shoreview Drive
Subdivision	766 - Hwy 406/Welland
City	Welland (hwy 406/welland)
Province	Ontario
Postal Code	L3B0H3

Amenities

Amenities	Golf Nearby, Hospital, Park
Utilities	Cable, Electricity, Sewer
Features	Sloping, Backs on greenbelt, Waterway, Flat site, Guest Suite, In-Law Suite
Parking Spaces	4
Parking	Attached Garage, Garage
# of Garages	2
View	View, Direct Water View, Unobstructed Water View

Is Waterfront	Yes
Waterfront	Waterfront on canal

Interior

Appliances	Water meter, Dishwasher, Dryer, Two Washers, Window Coverings, Two Refrigerators
Heating	Natural gas Forced air
Cooling	Central air conditioning
Fireplace	Yes
# of Stories	2
Basement	Apartment in basement

Exterior

Exterior	Brick
Lot Description	45.1 x 114.4 FT ; 479.25M under 1/2 acre
Foundation	Concrete

Listing Details

Listing Office	HOMELIFE/FUTURE REALTY INC.
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