

\$3,299,900 - 10 Pawling Street, St. Catharines (port Dalhousie)

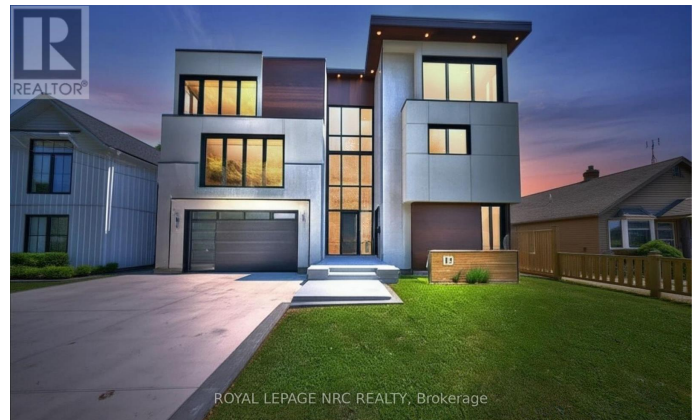
MLS® #X12232214

\$3,299,900

5 Bedroom, 7.00 Bathroom,
Single Family on 0.00 Acres

438 - Port Dalhousie, St. Catharines (port Dalhousie), Ontario

Breathtaking 3 storey custom-built luxury home, perfectly situated in the heart of Port Dalhousie, one of Ontarios most desirable lakeside communities. Thoughtfully designed and expertly crafted, this remarkable home seamlessly blends elegance, comfort and modern sophistication. Spanning over 6,700 sq ft of finished living area, this architectural gem boasts soaring ceilings, designer finishes, expansive windows and seamless indoor-outdoor connection. You are welcomed into this home by an awe-inspiring foyer with open staircase ascending to the 2nd level, inviting you to the grand open-concept living area and dining room, separated by a striking 3-sided fireplace. The gourmet chefs kitchen is a culinary masterpiece, crafted to inspire creativity and tantalize the senses. Currently designated as a wellness room, this room offers a spacious and versatile space to suit your family's needs, with built-in shelving and electric fireplace. Savour tranquil mornings on your private glass-enclosed terrace as you take in views. Upstairs, the primary suite is a true sanctuary, complete with a spa-inspired ensuite and walk-in closet. The additional bedrooms, each with a walk-in closet and ensuite bath are spacious, filled with natural light and complemented by a laundry room and home office with walk-out to the 3rd level glass-enclosed terrace. A major highlight of



this property is the fully self-contained main floor 2-bedroom accessory suite with a private entrance - perfect for guests or as an income-generating rental. (Currently rented for \$2,500/mo.) Stylish and spacious, the suite features its own kitchen, living room, baths and separate backyard space. The finished basement improves the home's living experience. Located steps to the marina, boutique shops, dining and the shores of Lake Ontario, this is more than just a home, it's a lifestyle. Luxury, location and opportunity in one exquisite home. Seize the chance to own a piece of Port Dalhousie's finest real estate. (id:6289)

Essential Information

Listing #	X12232214
Price	\$3,299,900
Bedrooms	5
Bathrooms	7.00
Half Baths	2
Acres	0.00
Type	Single Family
Sub-Type	Freehold

Community Information

Address	10 Pawling Street
Subdivision	438 - Port Dalhousie
City	St. Catharines (port Dalhousie)
Province	Ontario
Postal Code	L2N5M2

Amenities

Amenities	Beach, Marina, Place of Worship, Fireplace(s)
Utilities	Cable, Electricity, Sewer
Features	Level lot, Lighting, Level, In-Law Suite
Parking Spaces	6
Parking	Attached Garage, Garage

of Garages 2

Interior

Appliances Hot Tub, Garage door opener remote(s)

Heating Natural gas Forced air

Cooling Central air conditioning

Fireplace Yes

of Fireplaces 2

of Stories 3

Has Basement Yes

Exterior

Exterior Steel, Stucco

Lot Description 58.5 x 80 FT

Foundation Poured Concrete

Listing Details

Listing Office ROYAL LEPAGE NRC REALTY



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