

\$1,178,880 - 65 Bogart Street, St. Catharines (port Weller)

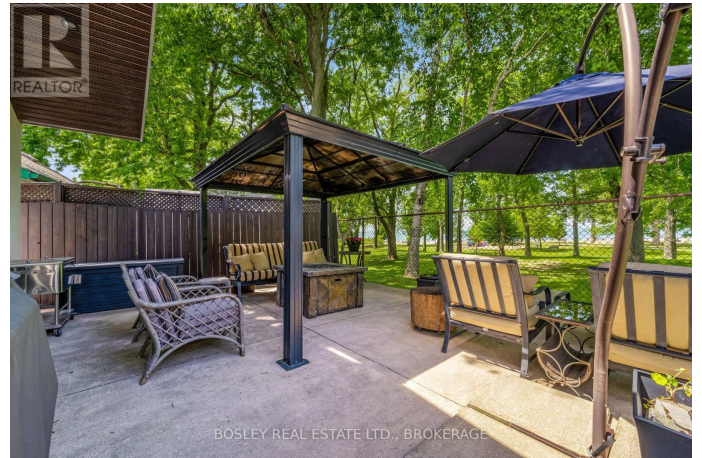
MLS® #X12398935

\$1,178,880

4 Bedroom, 3.00 Bathroom,
Single Family on 0.00 Acres

436 - Port Weller, St. Catharines (port Weller),
Ontario

RARE OPPORTUNITY! This 3 +1 Bedroom, 3 bathroom, fully renovated move-in ready property with beach & park views has everything you need while enjoying all the conveniences of the city and wine region! With 4 work-from-home work stations, this home is perfect for young couples, savvy investors looking to co-purchase, and multi generational families. The unbelievable Gourmet Kitchen was designed by its celebrity chef homeowner & the property boasts nearly 180 ft of beachside frontage, with 3 separate living spaces; each has its own entrance & stunning panoramic Lake Ontario views, directly under the lush manicured tree canopy of Sunset Beach park, allowing for Unparalleled privacy from beach noise and activity, yet offering all the advantages of living at the beach. There is even an option to include some of the gorgeous furnishings in the home; However, if you are looking for a larger home with water views, it also includes an Architectural Design Plan for future expansion into a 2 storey, 5+1 bedroom, 5 bathroom home with garage... and you can do it all while living on the property in the stunning and fully permitted Bunkie which features soaring ceilings, kitchen, living, full bathroom and of course spectacular water views off its own deck! The homeowners purchased this home 10 years ago, moving out of a 4000 sq ft home, so they needed to



enlist help to create custom Innovative design choices throughout that provide clever storage & organizing systems. This beachfront location is an outdoor enthusiasts dream with its extensive walking/cycling paths and upcoming state-of-the-art boat launch steps from your front door. Invest in one of the fastest growing waterfront communities in Ontario, on a lot with the largest beachfront footprint and the LOWEST taxes for lakeside you will find! This property has WOW FACTOR written all over it. Do not live to regret missing out, book your viewing today! (id:6289)

Essential Information

Listing #	X12398935
Price	\$1,178,880
Bedrooms	4
Bathrooms	3.00
Acres	0.00
Type	Single Family
Sub-Type	Freehold

Community Information

Address	65 Bogart Street
Subdivision	436 - Port Weller
City	St. Catharines (port Weller)
Province	Ontario
Postal Code	L2M1G6

Amenities

Amenities	Beach, Marina, Park, Public Transit, Fireplace(s), Separate Heating Controls
Features	Wheelchair access, Carpet Free, Guest Suite
Parking Spaces	8
Parking	No Garage
View	Lake view, Direct Water View
Is Waterfront	Yes
Waterfront	Waterfront

Interior

Appliances	All, Dishwasher, Dryer, Water Heater, Microwave, Range, Alarm System, Stove, Washer, Window Coverings, Refrigerator
Heating	Natural gas Forced air
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	1
# of Stories	2
Has Basement	Yes
Basement	Separate entrance

Exterior

Exterior	Wood, Stone
Lot Description	114.8 x 178.5 FT
Foundation	Concrete

Listing Details

Listing Office	BOSLEY REAL ESTATE LTD., BROKERAGE
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