

\$859,900 - 48 Henley Drive, St. Catharines (martindale Pond)

MLS® #X12440411

\$859,900

3 Bedroom, 2.00 Bathroom,
Single Family on 0.00 Acres

439 - Martindale Pond, St. Catharines
(martindale Pond), Ontario

Cottage like living - in the city! No need for roof racks - grab your paddle board and head out on the pond, or stroll down to the water's edge for a close-up view of the regatta on the Royal Canadian Henley Rowing Course. View breathtaking sunsets illuminating the tranquil Martindale Pond while reclining on your exceptionally private two-tier deck. Through the kitchen window, bird watchers may glimpse eagles, orioles, swans, and owls attracted to the backdrop of mature trees and water. This lovely home combines easy access to amenities with the privacy of living in nature. The second storey of the home provides a full-floor primary suite. Through the spacious bedroom's large windows, water views, including sunsets, may be admired from the comfort of bed. There is a surprising amount of closet space and a bonus room that could serve as a yoga room or for multiple purposes. This level also boasts a bright corner office area at the top of the stairs. On the main level, two bedrooms coupled with another full bathroom allow for flexibility for family or guests. The main open-concept living area provides exactly what it should for this unique property: front-row views of the backyard and water. The neutral palette, vaulted ceiling, and skylights combine to enhance the bright interior space. The living room area includes hardwood flooring, a



corner gas fireplace, and a large bay window. The kitchen has stone countertops, ample cabinetry, and garden doors leading outside. Additionally, community access with steps to the pond is available just a short walk away along the lush park area adjacent to the backyard. This unique waterfront home is situated in a beautiful setting that is increasingly difficult to find. Be sure to flip through all of the photos, and check out the YouTube video too. :) (id:6289)

Essential Information

Listing #	X12440411
Price	\$859,900
Bedrooms	3
Bathrooms	2.00
Acres	0.00
Type	Single Family
Sub-Type	Freehold

Community Information

Address	48 Henley Drive
Subdivision	439 - Martindale Pond
City	St. Catharines (martindale Pond)
Province	Ontario
Postal Code	L2N4A9

Amenities

Amenities	Public Transit, Fireplace(s)
Features	Wooded area
Parking Spaces	7
Parking	Attached Garage, Garage
# of Garages	2
View	View of water, Direct Water View
Is Waterfront	Yes
Waterfront	Waterfront

Interior

Appliances	Oven - Built-In, Dishwasher, Dryer, Range, Stove, Washer, Refrigerator
Heating	Natural gas Forced air
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	1
# of Stories	2
Has Basement	Yes

Exterior

Exterior	Vinyl siding
Exterior Features	Landscaped
Lot Description	50.1 x 165.2 FT ; See Geo. under 1/2 acre
Foundation	Poured Concrete

Listing Details

Listing Office BOSLEY REAL ESTATE LTD., BROKERAGE



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