

	310 Ridge Rd S 16		List: \$795,000 For: Sale
	Fort Erie Ontario L0S 1N0 Fort Erie Niagara		
	SPIS: N	Taxes: \$5,233.72 / 2024	DOM: 21
Condo Townhouse		Bungalow	Rms: 6 + 4
Corp#: NSVLCP / 92		#Shares%:	Bedrooms: 1 + 2
Unit#: 16		Locker#:	Washrooms: 3
		Locker Lev Unit:	1x4xMain, 1x4xLower, 1x2xMain
		Locker Unit#:	
		Level: 01	
Zoning:			
Prop Mgmt: Shabri Property Management			
Dir/Cross St: Matheson + Ridge Rd. South			

MLS#: X8265004 **Possession Date:** 7/31/2024 **Possession Remarks:** FLEX- TBD
Status Cert: Y **Bldg Name:** Shore Breeze Luxury Townhomes **PIN#:** 648920016

Kitchens: 1	Pets Perm: Restrict	Balcony: Terr
Fam Rm: N	Locker: None	Ens Lndry:
Basement: Finished / Full	Maint: \$297.00	Lndy Lev: Main
Fireplace/Stv: Y	A/C: Central Air	Exterior: Stone / Vinyl Siding
Heat: Forced Air / Gas	Central Vac:	Gar/Gar Spcs: Attached / 2.0
Apx Age:	UFFI:	Park/Drive: Private
Apx Sqft: 1400-1599	Elev/Lift:	Park Type: Owned
Sqft Source: Builder.	Taxes Incl:	Park/Drv Spcs: 2
Exposure: S	Heat Incl:	Tot Prk Spcs: 4.0
Assessment:	Cable TV Incl:	Park \$/Mo:
Spec Desig: Unknown	Bldg Ins Incl:	Prk Lvl/Unit:
Phys Hdp-Eqp:	Com Elem Incl: Y	Bldg Amen: Visitor Parking
	Cert Level:	Prop Feat: Beach, Cul De Sac, Fenced Yard, Lake/Pond, Marina, Rec Centre
	Energy Cert:	
	GreenPIS:	

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	13.87	x 13.48	Fireplace	W/O To Deck	Vaulted Ceiling
2	Dining	Main	12.07	x 13.48	Combined W/Living	Laminate	Window
3	Kitchen	Main	26.08	x 10.17	Stainless Steel Appl	Quartz Counter	Breakfast Bar
4	Prim Bdrm	Main	15.32	x 18.83	4 Pc Ensuite	Laminate	W/I Closet
5	Den	Main	10.76	x 18.66	Large Window	Laminate	2 Pc Ensuite
6	Laundry	Main	8.59	x 7.64	Laundry Sink	Closet	B/I Shelves
7	Family	Lower	17.09	x 21.16	Fireplace	B/I Bar	Pot Lights
8	2nd Br	Lower	14.01	x 12.33	Above Grade Window	Laminate	B/I Closet
9	3rd Br	Lower	11.32	x 12.40	Above Grade Window	Laminate	B/I Closet
10	Utility	Lower	17.09	x 15.42	Enclosed	B/I Shelves	
11	Foyer	Main	20.66	x 7.28	Stained Glass	Tile Floor	Closet
12	Bathroom	Lower	10.89	x 6.43	4 Pc Bath	Tile Floor	

Client Remks: Nestled in picturesque Ridgeway & minutes from the warm sands of Crystal Beach, lies a tranquil bungalow community offering the perfect blend of convenience & elegance. A sanctuary of over 3000 sqft with great flow & light. This quality-crafted end unit condo offers 3 beds, 3 wash, double car garage & a lifestyle of unparalleled charm. The main floor is sure to impress! Vaulted Living room ceilings, Open concept Dining/Kitchen/Living with gas fireplace. Cambria Quartz Kitchen Counters, Large Breakfast Island, High Quality soft close Cabinets with Mantle Rangehood. Create Dinner magic in your chef's kitchen or step outside onto the BarBQ stone patio and composite wood deck. Retreat to the Primary Bedroom with walk-in closet, ensuite featuring soaker tub & walk-in shower. Lower Floor Family room with fireplace, custom Bar, 2 beds and Full bath. Adventure awaits with world class getaways to Niagara-On-The-Lake, Wine Country & cross border escapes. Don't worry about grass or snow as it's all taken care of!

Extras: Den can be used as additional Bedroom. Main Floor Laundry. Visitor Parking Available. 2 Pets allowed. New Gas Generator! Includes Lawn cutting, snow removal, sprinkler system and a quiet private road!

Listing Contracted With: KELLER WILLIAMS PORTFOLIO REALTY 416-864-3888