



310 Ridge Rd S 16 **List: \$740,000 For: Sale**
Fort Erie Ontario L0S 1N0
 Fort Erie Niagara
SPIS: N **Taxes:** \$5,233.72/2024 **DOM:** 7
 Condo Townhouse Bungalow **Rms:** 6 + 4
Corp#: NSVLCF / 92 **#Shares%:** **Bedrooms:** 1 + 2
Unit#: 16 **Locker#:** **Washrooms:** 3
Locker Lev Unit: 1x4xMain, 1x4xLower, 1x2xMain
Locker Unit#:
Level: 01
Zoning:
Prop Mgmt: Shabri
Dir/Cross St: Matthewson + Ridge Rd. South

MLS#: X9251703 **Possession Date:** 09/30/2024 **Possession Remarks:** 30-60 Flex
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: \$315	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
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
Assessment:	Cable TV Incl:	Park \$/Mo:
Spec Desig: Unknown	Bldg Ins Incl: Prkg Incl: Y	Prk Lvl/Unit:
Phys Hdp-Eqp:	Com Elem Incl: Y	Bldg Amen: Visitor Parking
	Cert Level:	Prop Feat:
	Energy Cert:	Beach, Cul De Sac, Fenced Yard,
	GreenPIS:	Fireplace/Stove, Lake/Pond, Marina, Pets Allowed with Restrictions, Rec Centre

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	13.88	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 18.67	Large Window	Laminate	2 Pc Ensuite
6	Laundry	Main	8.6	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 12.34	Above Grade Window	Laminate	B/I Closet
9	3rd Br	Lower	11.32	x 12.4	Above Grade Window	Laminate	B/I Closet
10	Utility	Lower	17.09	x 15.42	Enclosed	B/I Shelves	
11	Foyer	Main	20.67	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 sandy beaches, 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 4 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 Range-hood. Create Dinner magic in your chef's kitchen or step outside onto the BarBQ stone and composite wood terraces. Retreat to the Primary Bedroom with walk-in closet, ensuite featuring soaker tub & walk-in shower. Use the Den as an additional Bedroom!!! Lower Floor Family room with fireplace, custom Bar, 2 beds, 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