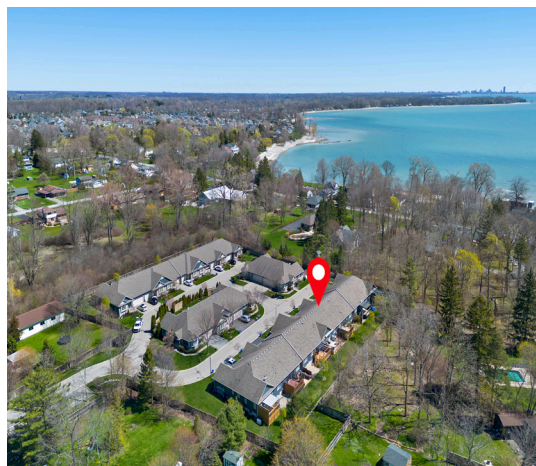


# 310 RIDGE ROAD SOUTH, UNIT 4

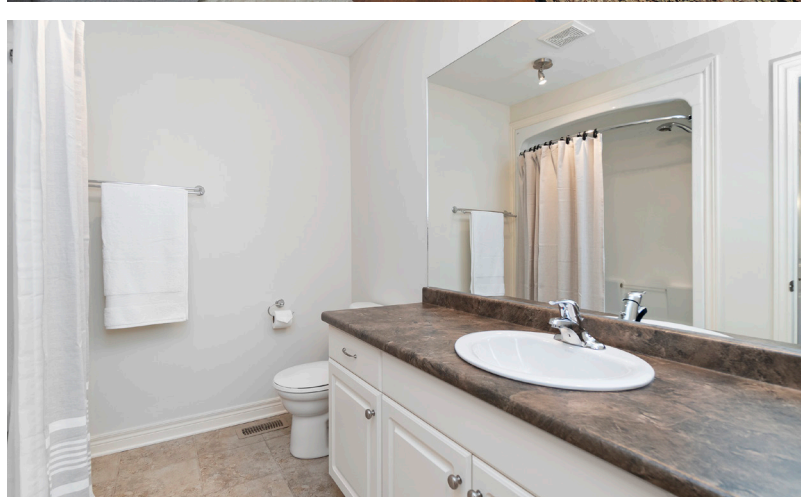
RIDGEWAY, ONTARIO



TANYA **CREPULJA** TEAM

TCTEAM.CA







# 310 RIDGE ROAD SOUTH, UNIT 4 | RIDGEWAY, ONTARIO

*Beautiful bungalow townhouse at the Shore Breeze Luxury Townhomes. Steps to the beach in Fort Erie's quaint lake-side community of Crystal Beach - perfect for empty nesters, snowbirds or retirees looking to 'right size' from the hustle of city life. Welcome home to 310 Ridge Rd S, Unit 4.*

## FEATURES:

- Attractive, coastal-style build with with board and batten and stone exterior elevation
- Bungalow townhouse offering the look and feel of a detached home
- 1553 sq ft above grade per builder plan (1527 sq ft measured) + 1526 sq ft basement
- Generously sized 39/24 x 85.96 ft lot
- Sunny, south-east exposure with partial lake view
- 2 + 1 bedrooms, 3 full baths
- Welcoming front entry foyer with ceramic floors
- Upgraded cherry hardwood flooring in the principal rooms on the main level + 2nd bedroom
- Expansive open concept living and dining room with soaring cathedral ceiling and wall to wall windows
- Massive gourmet sized kitchen features extended height farmhouse style cabinetry with crown moulding, stainless steel appliances, glass tile backsplash and ample space to prep and entertain
- Kitchen centre island with gunmetal grey sink, storage and breakfast bar seating
- Walk-out from the main living area to a large deck and greenspace with partial lake view
- Preferred split bedroom layout for privacy
- Very spacious primary bedroom suite with sitting area, walk-in closet with custom organizers and beautiful 3 piece ensuite bath featuring a frameless glass shower with body jets
- 2nd bedroom on the main level with a double closet, vaulted ceiling and large picture windows
- 2nd full bath on the main level in a tasteful neutral palette with tub/shower and large vanity
- Main floor laundry room with storage, built in cabinetry and interior garage entry
- Fully finished basement features a huge 24 foot open concept recreation room, pot lights throughout, gas fireplace, 3rd bedroom area with egress windows and 3pc bath
- The basement also offers an enclosed den/flex space, workshop, storage room and large utility room
- Two sump pumps for peace of mind
- Rounded wall corners throughout main level
- Double car garage + private double wide driveway offer

parking for up to 4 vehicles

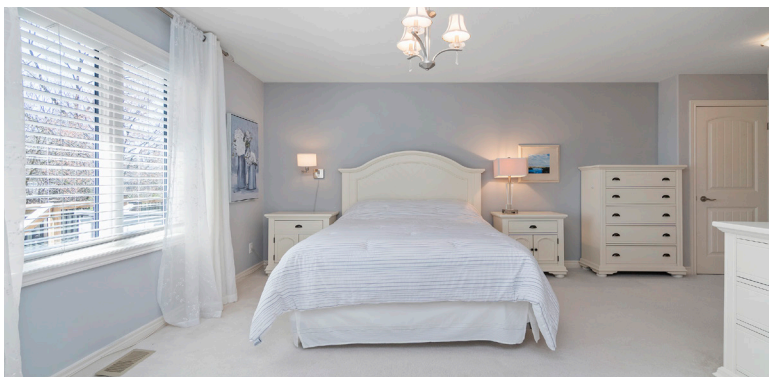
- Central vacuum and attachments included along with all existing appliances, light fixtures, window coverings, garage door opener and remotes
- Vacant land condominium with freehold exterior elements

Low monthly maintenance fee of \$297/month include grounds maintenance lawn mowing/fertilizing, irrigation, maintenance of trees, sod and flowers on common elements, snow removal including from your private driveway and front entry, electricity for the common areas, visitors parking, management of the property + water utility allowance to a set amount with the overage paid by the unit owner.

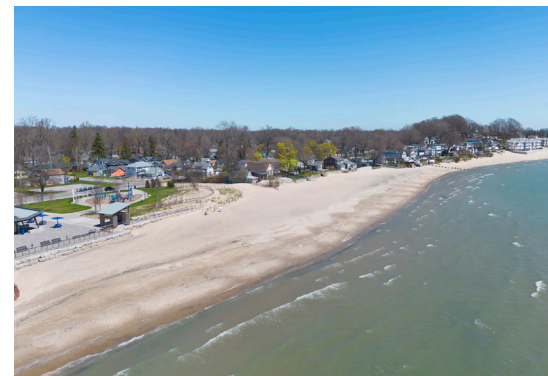
Property taxes \$4190.80/2023

Built by reputable builder, Grey Forest Homes, this remarkable home offers a true effortless lifestyle and the tranquility of living by the lake.

Enjoy the beauty of Lake Erie beaches including Bay Beach within the Crystal Beach community with a newly built pavilion, children's playground festival square and facilities and restaurants just steps away, along with the charm of historic Ridgeway. With easy access to the Niagara Benchlands, you are only minutes to award winning wineries, farm to table restaurants along with cross border shopping in the US and are only 1.5 hours from downtown Toronto.







**TANYA CREPULJA**  
BROKER

Keller Williams Real Estate Associates, Brokergae  
101-1270 Central Pkwy West, Mississauga, ON L5C 4P4

647.293.3785 - Direct  
905.949.8866 - Office

TANYA **CREPULJA** TEAM

TCTEAM.CA

For additional pictures & property info please visit:  
[www.310RidgeRdSUnit4.com](http://www.310RidgeRdSUnit4.com)



All information contained herein has been supplied by the Seller to the best of his knowledge. It is not warranted or guaranteed by Keller Williams Real Estate Associates, Brokerage. All measurements are approximate.