

Peace Bridge Village



Welcome to Peace Bridge Village Townhomes by *Park Lane Home Builders*

950 BURWELL STREET (BLOCK 47 UNIT 1), FORT ERIE

\$699,900

FREEHOLD +/- 1769 SQ FT END UNIT TOWNHOME. Discover the perfect blend of modern living and convenient location in this stunning 3-bedroom, 2 storey home. One of the standout features of this townhome is its generous square footage, providing ample living space.

The main level welcomes you with 9 ft SMOOTH ceilings* and an open-concept design, ideal for entertaining and everyday living. See the attention to detail, with upgraded elegant European windows**, complementing the stylish and easy-care vinyl plank flooring. Inside you will find thoughtful details like a convenient laundry on the upper level, near the 3 generous sized bedrooms. Primary bedroom with walk-in closet and ENSUITE with double sink vanity. The upgraded front elevation adds curb appeal, while the rear covered deck provides an inviting outdoor space to enjoy the fresh air. Central air included. With an attached garage for your convenience and paved drive.

UNLOCK THE INCREDIBLE POTENTIAL with a basement offering a separate entryway, presenting an **OPPORTUNITY FOR AN ADDITIONAL DWELLING UNIT (ADU)**. Imagine the possibilities - create a private living space for aging parents, adult children, or a caregiver. If a separate dwelling isn't required, easily envision this space as a cozy family room, an additional bedroom suite, and a 3 piece bathroom for your teenager or guests.

CONVENIENT LOCATION - Situated in a sought after Fort Erie neighbourhood, you'll enjoy easy access to shopping, amenities, and the QEW for easy commuting. Enjoy the recreational delights of Lake Erie.

* SMOOTH CEILINGS (NOT TEXTURED)

** EUROPEAN WINDOWS (WITH THE EXCEPTION OF THE BASEMENT LEVEL)

*** ILLUSTRATIONS AND SPECIFICATIONS ARE NOT EXACT AND MAY BE SUBJECT TO CHANGE





950 Burwell Street, Fort Erie

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The Peace Bridge Village freehold Townhomes offer stylish and functional living. They have been designed to accommodate a future Auxiliary Dwelling Unit with separate entrance, offering a fantastic opportunity for generating rental income, a feature that can enhance property appeal.

EXTERIOR - Curb Appeal with a Transitional Flair - Preselected by the Builder

- Elegant European windows on all levels above the basement, featuring an upgraded black exterior colour for a modern touch
- 8 ft tall garage door with thermal windows on top level, enhancing natural light
- Charming rear covered deck with convenient garden door leading to dining area
- Includes sod and paved driveway
- Attractive brick, vinyl and aluminum exterior for lasting beauty and lower maintenance
- Thoughtfully designed with a second auxiliary door for optional separate entry to ADU

INTERIOR - Bronze Package - Budget friendly & Cheerful

- Spacious main level with luxurious vinyl plank flooring and a contemporary 9 ft smooth ceiling
- Comfortable carpeted stairs leading to upper level, with carpeting throughout the upper floor
- Kitchen with stylish MDF cabinetry, including 36" upper cabinets and a functional 5.5 ft island
- Practical laminate countertop in the Kitchen with double sink in stainless steel finish and a standard Moen kitchen faucet with pull-out sprayer
- Upper level has 3 bedrooms, 2 bathrooms and laundry
- Nicely appointed Primary Bedroom Suite featuring a walk-in closet and private ensuite with 5 ft acrylic shower, a single sink vanity with laminate counter and standard Moen faucet
- Second full 4-piece bathroom on upper level, complete with acrylic tub/shower combined, a single sink vanity with laminate counter and standard Moen faucet
- Convenient 2-piece powder room on the main level featuring a single sink vanity with laminate counter and standard Moen faucet
- Basement unfinished
- For information on added features and further details, please contact the Builder

For more information, please call

Cathy 905-329-9663

* Prices and specifications subject to change without notice. Illustrations and maps are artist's conceptions and not to scale.