

Peace Bridge Village



Welcome to Peace Bridge Village Townhomes by Park Lane Home Builders

956 BURWELL STREET (BLOCK 46 UNIT 2), FORT ERIE

\$509,900.00 **

Early Bird Bonus: Upgraded Kitchen & Powder Room Finishes Included

FREEHOLD +/- 1571 SQ FT URBAN STYLED TOWNHOME. Discover the perfect blend of modern living and convenient location in this stunning 3-bedroom, 2.5-bathroom, 2-storey home. This townhome has affordable value! The main level welcomes you with smooth ceilings* and an open-concept design, ideal for entertaining and everyday living. See the attention to detail, from the upgraded front elevation to the stylish, easy-care vinyl plank flooring and inviting kitchen with an island and 36-inch uppers. Enjoy the convenience of upper-level laundry near three generous-sized bedrooms, including a primary suite complete with a walk-in closet and ensuite.

Sliding glass doors off the dining area lead straight out to the yard, creating a seamless connection to your future outdoor space. Or pull right in with direct indoor access from the attached garage and paved drive. Complete with central air and an unfinished basement ready for a future family room.

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

*SMOOTH CEILINGS (NOT TEXTURED)

** PRICE WITH HST REMOVED ON QUALIFYING NEW HOMES THROUGH MARCH 2026. ELIGIBILITY MAY VARY. E.&E.O.

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



956 Burwell Street, Fort Erie

EXTERIOR - Modern Style & Practical Living - Preselected by the Builder

- **Upgraded with Black Exterior Window Frames:** All above-grade windows feature sleek black exterior frames for high-contrast, modern curb appeal.
- **8-Foot Insulated Garage Door:** Upgraded height and insulation deliver a premium exterior profile and added energy efficiency.
- **Direct Backyard Access:** Sliding glass doors off the dining area lead straight out to the yard, creating a seamless connection to your future outdoor space.
- **Low-Maintenance Exterior:** A smart, durable finish of brick, vinyl, and aluminum designed for lasting value and minimal upkeep.
- **Includes:** Includes a fully sodded lot and paved asphalt driveway.

INTERIOR - Efficient Layout & Elevated Finishes

Main Level

- **Smart Open-Concept Layout:** Designed to maximize every square foot with smooth ceilings and durable luxury vinyl plank flooring throughout the main living areas. The Great Room features a large picture window overlooking the deep backyard, while the open Dining area keeps daily life flowing naturally.
- **Welcoming Foyer & Hallway:** A clear, open front entryway leads down the main Hall to a wider staircase.
- **Efficient Kitchen:** Fully equipped with 36" upper cabinets, a dedicated pantry closet, and a centre breakfast bar island.
- **Main Floor Powder Room:** Convenient 2-piece washroom

Upper Level

- **Functional 3-Bedroom Plan:** Optimized for space and daily routine, complete with an upper-level laundry space. Abundant upper-level storage, including generous bedroom closets, a dedicated linen closet, and bathroom vanities.
- **Primary Suite Retreat:** Includes a walk-in closet and a private 3-piece ensuite featuring a 5-foot acrylic shower with bench.
- **Second Full Bath:** A clean, well-designed 4-piece bathroom serving the secondary bedrooms.

Basement

- **Unfinished Potential:** A full basement providing valuable future expansion opportunities or extra storage space.

For further details or to schedule a viewing: **Contact Cathy:** ☎ **905-329-9663 or 905-685-0688**

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

** The Federal & Provincial governments have removed HST on qualifying homes through March 2027. The price you see is the price you pay. Eligibility may vary.