

# Peace Bridge Village



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

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

**\$734,900**

**Price includes a promotional discount of \$40,000 off the \$75,000 cost of the ADU, which is a savings of over 50% off the ADU price. (Full price is \$774,900.00)**

**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 **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. Convenient laundry on the upper level, near the 3 generous sized bedrooms. Primary bedroom with walk-in closet and **ENSUITE**. 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.

The **AUXILIARY DWELLING UNIT** can provide an immediate potential revenue stream to help with your household expenses as a rental or create a private living space for aging parents, adult children, or a caregiver. This isn't just a house; it's a smart, versatile solution for modern living.

**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.

**\* OFFER VALID UNTIL DECEMBER 31, 2025 - ADU (IN PARK LANE STANDARD FINISHES)**

**\* 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**

### **\$734,900 (with promotional discount)**

*The Peace Bridge Village freehold Townhomes offer stylish and functional living. Some 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
- Good-sized **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 to the **separate Auxiliary Dwelling Unit**

#### **INTERIOR - Extra Space & Versatile Living Solutions**

- Open concept and spacious main level with luxurious vinyl plank flooring, a smooth ceiling and wider staircase to upper level
- Dining and Great Room have spacious windows, with views of the **deep backyard**
- **Kitchen with stylish cabinetry**, including 36" upper cabinets, a matching island and a pantry closet for extra storage
- Upper level has 3 spacious Bedrooms, 2 Bathrooms and Laundry
- Nicely appointed Primary Bedroom Suite featuring a **Walk-in Closet** and **private Ensuite** with 5 ft acrylic shower unit
- **Second full 4-piece Bathroom** on upper level
- Convenient **2-piece Powder Room** on the main level
- This finished ADU with a separate entrance offers the **flexibility, potential financial benefits, and future value** of a unique homeownership opportunity.
- 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.