

\$759,900 - 2337 SUNSET Drive

Listing ID: 40261793

\$759,900

4 Bedrooms, 3 Bathrooms, 1990

Single Family

2337 SUNSET Drive, Fort Erie, Ontario,
L2A5M4

WELCOME TO THE COUNTRY! THIS 4 BEDROOM HOME HAS MUCH TO OFFER WITH A MAIN FLOOR ACCESSIBLE 20' X 15' PRIMARY BEDROOM WITH ITS OWN DOUBLE CLOSET AND ENSUITE BATHROOM AS WELL AS IT HAS AN OUTSIDE ACCESS AND OFF THE DINING ROOM. THIS ADDITION WAS DONE IN 2000 AND HAS A 5 FOOT CRAWL SPACE BELOW WITH EASY ACCESS FROM OUTSIDE. THE ENTRANCE INTO THE LIVING ROOM HAS OPEN CONCEPT TO DINING ROOM WITH ITS VERY OWN AIRTIGHT WOOD STOVE AND LARGE KITCHEN WITH BREAKFAST BAR . MAIN FLOOR LAUNDRY AS WELL AS A 2 PIECE BATH. THE UTILITY ROOM HAS ITS OWN WORK SHOP AS WELL AS ACCESS OUTSIDE DOOR LEADING TO OTHER SIDE OF HOUSE. THE SEPTIC WAS DONE IN 2001, WITH A NEW PUMP 3-4 YRS AGO. HOME COMES WITH A 2000 GALLON CISTERN WHICH IS APPROXIMATELY \$75 TO FILL. THERE IS A WELL CLOSE TO THE BARN THAT COULD BE RE DRILLED. ALL WINDOWS HAVE BEEN UPGRADED TO VINYL. ROOF WAS DONE 2014.

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THE WHOLE HOUSE HAS HAD
INSULATION BLOWN INTO WALLS.
OUTSIDE HAS A WOOD BARN AS
WELL AS A METAL BARN COULD BE
USED FOR STORAGE (NEEDS SOME
TLC). ENJOY THE JOYS OF
GARDENING WITH THE BEAUTIFUL
PERENNIAL FLOWER BEDS AND
START YOUR OWN VEGGIE GARDEN
OR TAKE A NICE WALK/BIKE RIDE (2
KM) TO THE NIAGARA RIVER WITH A
MARINA AND WALKING/ BIKING
TRAIL . THIS PROPERTY IS A
PEACEFUL & QUIET COUNTRY
LOCATION. (id:23349)

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Listing Office:ROYAL LEPAGE NRC REALTY