

# \$1,149,800 - 1174 SPEARS Road

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## Listing ID: 40330996

**\$1,149,800**

3 Bedrooms, 3 Bathrooms, 2000

Single Family

1174 SPEARS Road, Fort Erie, Ontario,  
L2A4N1

50K ALLOWANCE TO GET BASEMENT DONE AT FULL PRICE BONUS FROM NOW TILL FEB 14TH!!! Now at builder cost to get a deal done. Best value in Niagara!! Why just dream about luxurious living when this brand new bungalow could be all yours? No expense was spared or detail overlooked in the creation of this show-stopping Tarion-protected home meaning you can simply move in, unpack and start relishing the laid-back lifestyle most people only dare to dream of. From the moment you arrive, this remarkable residence will have you in awe thanks to the striking facade and quaint covered front entry that invites you to step inside and relax. Soaring 9ft ceilings and an abundance of natural light enhance the sense of space throughout the 2,000 sqft main level with a selection of stunning living spaces where everyone can come together. The heart of the home will surely be the open-concept kitchen, eating and living area with a 10ft tray ceiling, a cozy fireplace, herringbone-pattern engineered hardwood floors and large double doors that lead to the covered entertainer's deck. Preparing meals will be a culinary pleasure in the gourmet kitchen with an oversized centre island, quartz waterfall countertops, a sleek backsplash, a

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pot filler over the stove and a suite of premium appliances. From here, you can move outside to the 26x10ft deck with ceiling fans, speakers and state-of-the-art cedar plank foam-core cladding that will leave you in awe. There are three bedrooms and two bathrooms including your decadent master suite with a walk-in closet and an ensuite with a double vanity, a walk-in shower and a freestanding tub. Adding to the appeal of this must-see home is the insulated and painted triple garage, the main-floor laundry and the walk-up basement with drywall and a bathroom. The long list of captivating features goes on to include an ICF (insulated concrete forms) foundation and a lifetime warranty Diamond Steel roof for peace of mind. (id:23349)

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