

# **\$634,900 - 1151 GREEN ACRES Drive**

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## **Listing ID: 40349260**

**\$634,900**

4 Bedrooms, 2 Bathrooms, 1120

Single Family

1151 GREEN ACRES Drive, Fort Erie,  
Ontario, L2A5P2

PERFECT HOME FOR THE RETIRED COUPLE, MASTER ON MAIN FLOOR WITH A SMALL BEDROOM OFF SUNROOM FOR GUESTS OR USE AN OFFICE. SELLERS HAVE A 3RD BEDROOM IN BASEMENT AND COULD HAVE A 4TH IF NEEDED. ON A NICE 90' X 296' LOT BACKING ONTO GOLF COURSE, WITH NEWER ABOVE GROUND POOL WITH DECK AND FULLY FENCED YARD, EVEN A DOG RUN SEPARATE WITH DOGGIE DOOR OFF GARAGE. THIS HOME FEATURES BEAUTIFUL ORIGINAL HARDWOOD FLOORS ON MAIN FLOOR IN PRESTINE CONDITION. KITCHEN FEATURES BREAKFAST BAR AND BUILT IN OVEN AND GAS STOVE TOP RANGE LOOKING INTO OPEN CONCEPT DINING ROOM WITH FAMILY ROOM WITH GAS FIREPLACE ; OFF DINING AREA IS YOUR 4 SEASON FULLY HEATED SUNROOM OVER LOOKING THE BACK YARD WITH MATURE TREES. OFF SUNROOM IS A SMALLER BEDROOM WHICH COULD BE USED AS AN OFFICE AS WELL. HEAD DOWN TO THE FULLY FINISHED BASEMENT (2021) WITH AN AIRTIGHT WOOD

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STOVE , INCLUDING 2 MORE  
BEDROOMS, LARGE LAUNDRY ROOM  
AND SAUNA ROOM OFF LAUNDRY.  
UTILITY ROOM HAS SOME STORAGE  
AS WELL AS THE GAS BOILER (2013);  
OFF FAMILYROOM IS ANOTHER  
GREAT STORAGE ROOM; AS WELL AS  
A DOUBLE DOOR COLD ROOM FOR  
ALL YOUR EXTRA CANNED GOODS  
OR BEVERAGES. ABOVE GROUND  
POOL ALSO HAS A PROPANE HEATER  
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Listing Office:ROYAL LEPAGE NRC REALTY