

# \$614,900 - LOT 63 SHORES Lane

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## Listing ID: 40349304

**\$614,900**

2 Bedrooms, 2 Bathrooms, 1147

Single Family

LOT 63 SHORES Lane, Crystal Beach,  
Ontario, L0S1B0

Introducing the Final phase of this new exciting community, The Shores by Marz Homes in Crystal Beach! A new and well thought out style of home known as a stacked townhome. Aesthetically you'll see a classically styled 2-storey home. However, upon entering the home you'll find a home above and a home below separated by a concrete slab floor. This 1147 sf 2 bedroom, 2 bath upper unit, complete with an oversized garage measuring a total of 10'x33.8 and a full basement area for storage. This newer form of ownership is ideal for anyone who is looking for a carefree, stress-free, low maintenance lifestyle! A busy person on the go, or maybe a snowbird or anyone who likes to travel! Paved driveway, sprinkler system, sod front and back, and exclusive ownership of a portion of the backyard. This home features vinyl plank flooring, central air, a fireplace and quartz/granite countertops in the kitchen and bathrooms. Wonderful open concept layout with ample cabinets and large kitchen island. Suite level laundry for convenience. **UPGRADES INCLUDE:** 30" electric fireplace with mantle, full glass shower in ensuite, half wall in loft, pot lights in Living room, pot lights in Kitchen, and sound dampening

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insulation for utility room. Located only steps away from the future community clubhouse and pool, as well as the rejuvenated village of Crystal Beach featuring the new Bay Beach Park with Caribbean quality sand, as well as many new restaurants and shops, not to mention historic Ridgeway, QEW, Fort Erie and Buffalo, NY. This is more than a home, it's a lifestyle and an investment in your happiness. Act quickly and there will be time to make your own decor selections including cabinetry, vanities, countertops, doors, trim, flooring, etc. A rare opportunity as this phase was a limited release! Available for a late summer 2023 occupancy. Perhaps it's time to (re)Discover Crystal Beach! (id:23349)

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