

# \$729,900 - 223 BEECHWOOD Avenue

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## Listing ID: 40365490

**\$729,900**

3 Bedrooms, 1 Bathrooms, 1210

Single Family

223 BEECHWOOD Avenue, Crystal Beach,  
Ontario, L0S1B0

Amazing 1210 square foot, 3 bedroom cottage style home on an parklike 80x180 foot corner lot with frontage on 3 streets in tremendous area of Bay Beach! Well maintained with all of the big items in great shape. Siding, roof, furnace and air all in great shape! Modern kitchen and bathroom. All it's missing is your own personal decorators touch! Nice rear deck off of a charming round shaped sunroom. Nicely landscaped private yard. Large detached garage with covered patio area offers a lot of potential and would be ideal for a handyman or anyone looking for a man cave/diva den! Quick possession available. Located just a short distance from the sandy shores of Bay Beach Park, the rejuvenated Erie Rd./Derby Rd. commercial area, filled with shops, services and restaurants! Not far from historic downtown Ridgeway, Friendship Trail, Fort Erie, QEW, Peace Bridge and Niagara Falls/NOTL! Buyer to satisfy themselves with the Town of Fort Erie with regards to the severability of a lot(s). (id:23349)

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