

# \$1,199,000 - 186 BROOKHAVEN Court

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## Listing ID: 40367940

**\$1,199,000**

4 Bedrooms, 3 Bathrooms, 1800

Single Family

186 BROOKHAVEN Court, Welland,  
Ontario, L3C0A4

Award winning Luchetta built in 2010. Over 3000 square feet of feature packed finished space. 1800 Square feet on main level. 3+1 bedroom bungalow bordering Welland and Fonthill sits on a serene cul-de-sac, fully landscaped ravine lot backing onto greenbelt. Some appealing touches include cathedral ceiling, cove moldings, pot lighting, stone fireplace and 3 full baths. Sip a morning coffee on the upper deck in privacy with a view of nature. Listen to your favorite music through the built-in speakers/house music system. Deluxe size primary bedroom with 5 piece ensuite bath. Pleasant surprises continue in the bright, oversized walk-out basement with high ceilings, an impressive entertainment style recreation room with projector screen, stunning wet bar, wine cooler and built-in dishwasher. 4th bedroom, large 3 piece bath, and additional storage compliment the extra living space. Walk-out to partially covered patio and fully fenced yard with the sounds of nature all around. Potential attractive space for the in-laws. Close to shopping, parks, schools and great golf courses. Visit many fine restaurants, quaint cafes, country markets, festivals and sporting facilities in the City of Welland and close by Fonthill Community. Quick

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highway access through to the Niagara  
Peninsula and GTA corridor.  
EXCELLENCE AWAITS A NEW  
OWNER. (id:23349)

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