

1031 Pelham Road

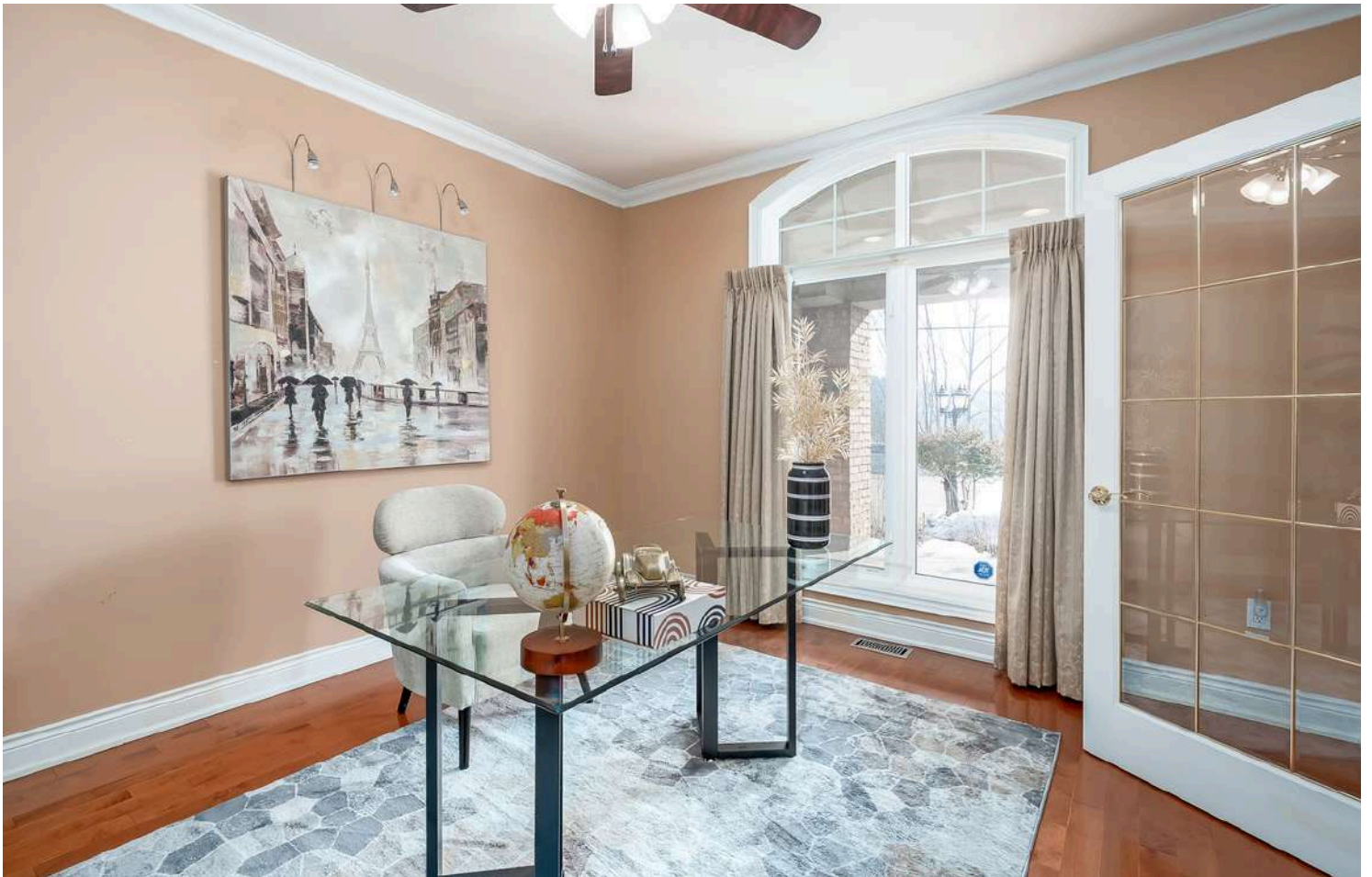
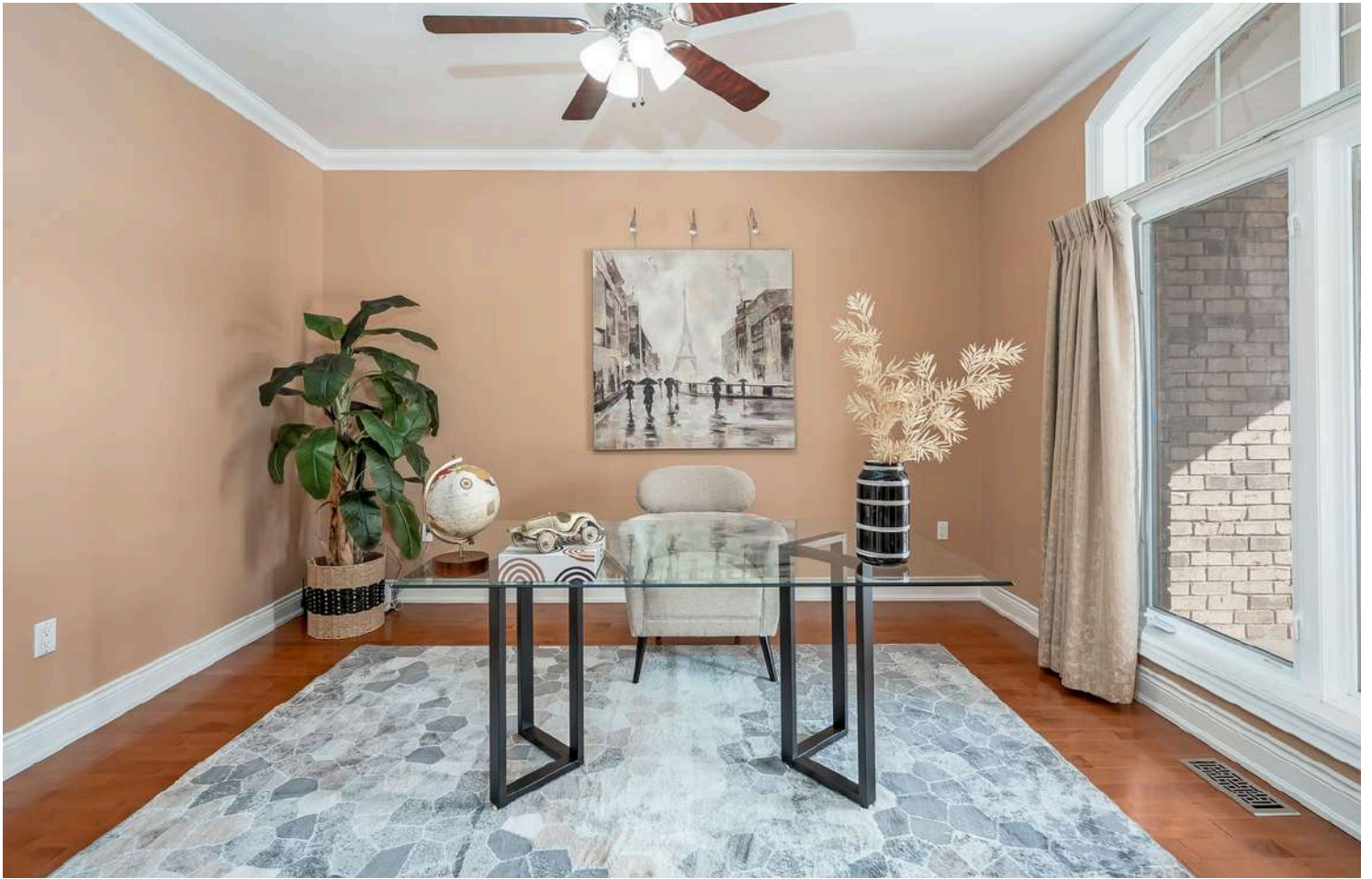
st. catherines | ontario



m i c h a e l B R E J N I K
Sales Representative

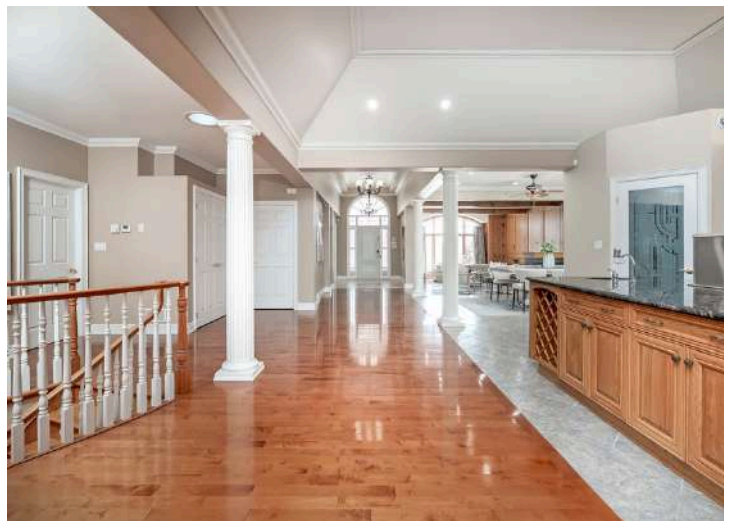
ROYAL LEPAGE
Burloak Real Estate Services
Brokerage | Independently owned and operated

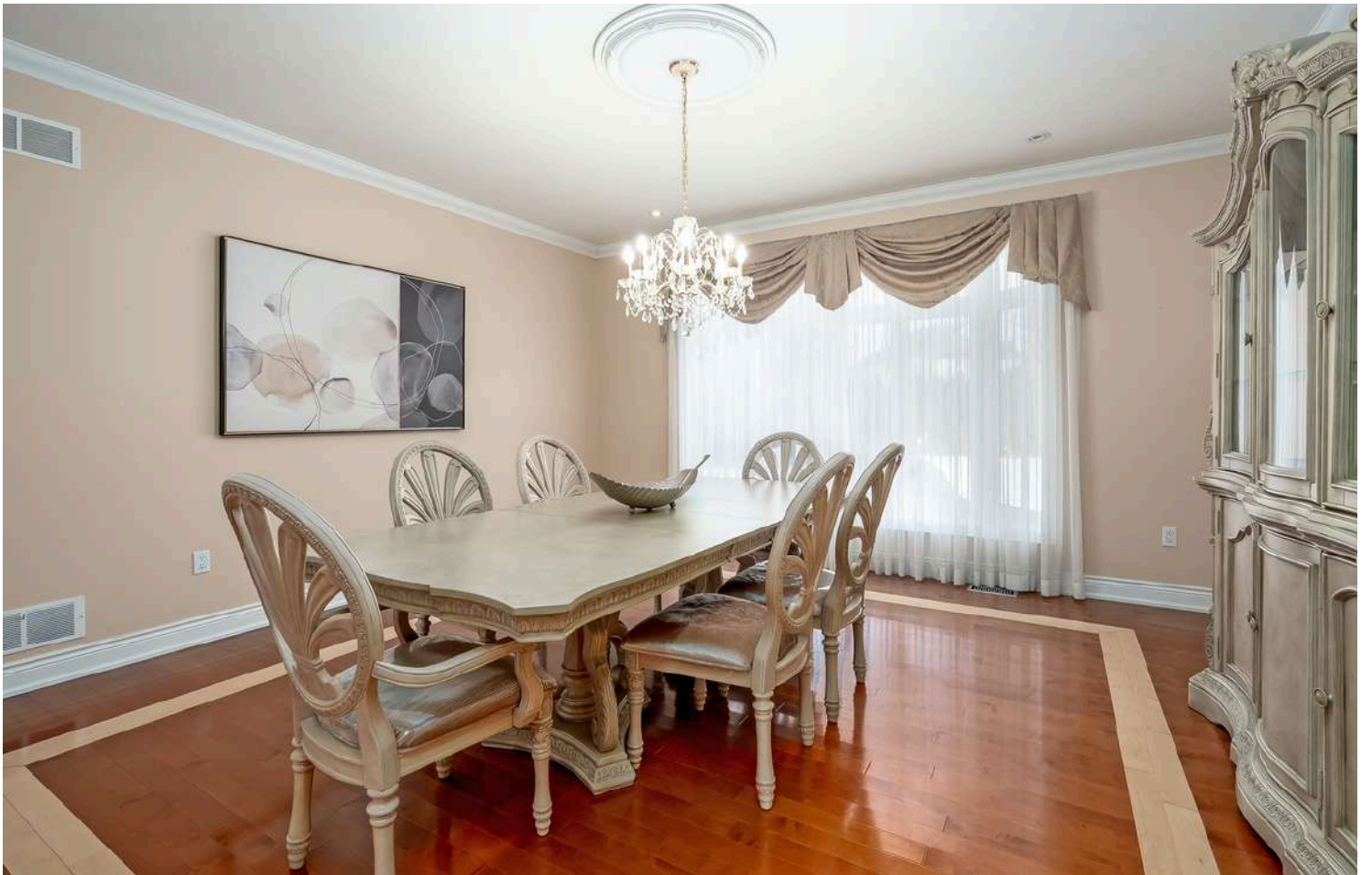








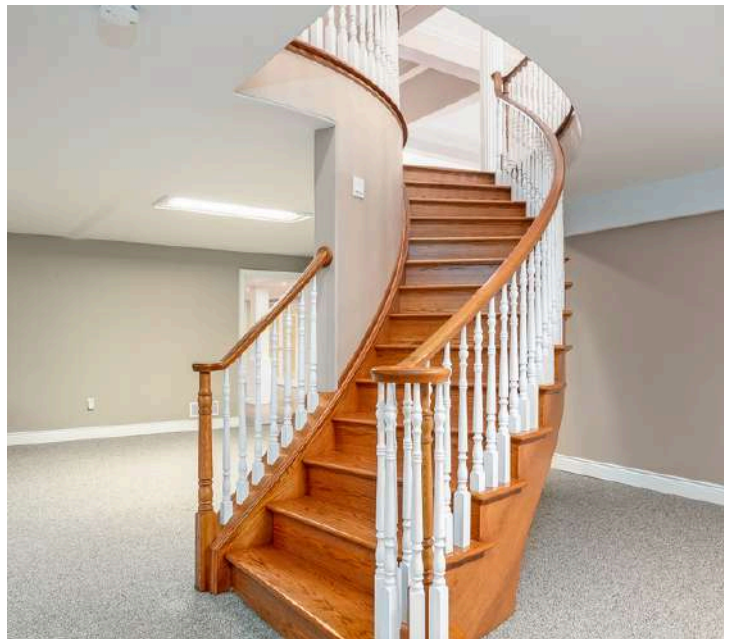




















LISTING INFORMATION

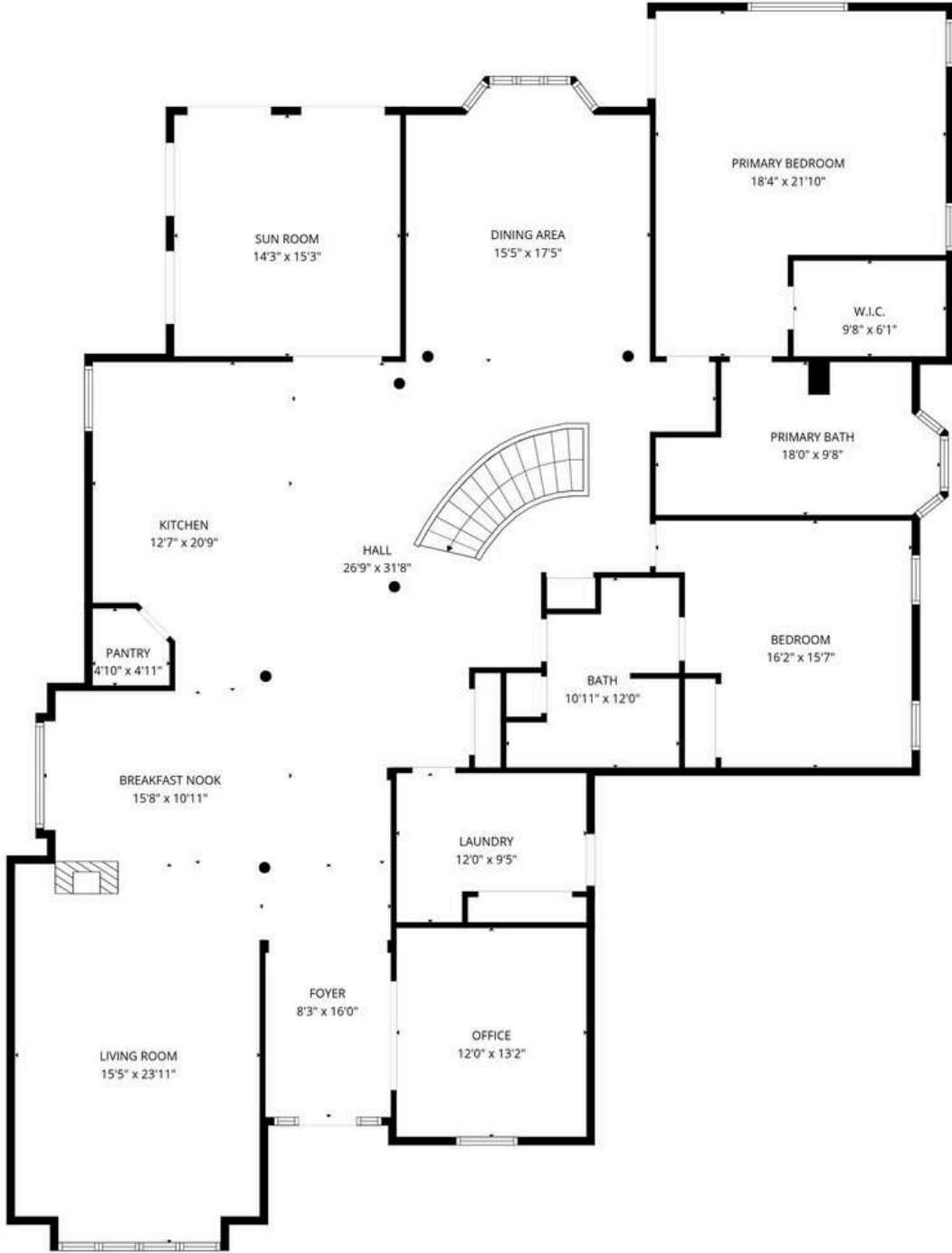
BEDROOMS	BATHROOMS	TOTAL SQUARE FOOTAGE	PROPERTY TAXES	LOT SIZE
2+2	3	3152	\$12,637.16/2025	75.93 FT X 177.82 FT

- Brick and stucco exterior
- Double car garage with extra-large side door for large items
- Interlock driveway with parking for six cars
- Covered front porch ideal for morning coffee with views of the park
- Front door with sidelights and arched top window for extra light
- Front entrance/hallway with 14-foot ceilings, hanging light fixtures with medallion, crown moulding, tile with inset detail, and alarm system keypad, and large double sized closet
- Front office has hardwood flooring, French doors with glass insert with brass detail, crown moulding, ceiling fan, and custom drapes
- Open concept, living, dining and eat in kitchen
- Sunken living room with tile flooring, large window with custom drapes, three-sided gas fireplace, LED pot lights, and gorgeous wood paneled walls and wood ceiling beams
- Breakfast area with tile flooring, LED pot lights, crown moulding, three-sided fireplace, custom window coverings, and ceiling fan
- Kitchen with vaulted ceiling, LED pot lights, custom cabinetry, large island with cooktop, bar sink, and wine storage, wall oven, wall convection/microwave oven, wall warming drawer, paneled side by side fridge, large walk-in pantry with frosted door, double stainless-steel sink, tile flooring, central vacuum kick sweep, and crown moulding
- Sunken sunroom with skylights, tile flooring, brick wall, custom blinds, French doors that walk out the backyard patio, frosted glass French entry doors off the kitchen, and a ceiling fan
- Formal dining room with hardwood flooring with inset detail, chandelier with ceiling medallion, crown moulding and bay window with custom drapery
- The large primary bedroom has hardwood flooring, a walkout to the backyard patio, walk in closet, and six-piece bath with separate jetted tub, glass shower with rain head and handheld, towel storage, large double stone top vanity with mirror and vanity lighting, pot lights, and separate makeup area with mirrors and lighting
- Second bedroom has hardwood flooring, crown moulding, ceiling fan, and ensuite privilege
- The three-piece main bath has glass shower, stone top vanity, linen closet, and extra cabinetry

LISTING INFORMATION CONTINUED

- Laundry room has garage entry, Bosch washer and dryer, stainless steel laundry sink, double sized clothes/utility closet, and cabinetry
- Winding oak staircase to the lower level with hanging light fixture over top
- Huge recreation/games room with gas fireplace with stone surround and wood display shelving above
- Wet bar with loads of cabinetry including glass front display cabinets double stainless- steel sink, dishwasher, and two beverage fridges
- Separate suite perfect for in-law situation, nanny suite, or teenager retreat with sitting room with laminate flooring, bedroom, and walk up to the garage
- Gorgeous wine cellar with shelving
- Second bedroom with carpet has his and hers closets and ceiling fan
- Four-piece bath with soaker tub with shower and glass doors, double sized vanity with single sink, and vanity mirror and lighting
- Office with tile flooring and storage closets
- Fully fenced back yard with patio and loads of grass for kids and pets to play
- Alarm system (not monitored)
- 200-amp service
- Sump pump
- Central vacuum
- No rental equipment
- Overlooking stunning scenic views of Shorthills provincial park, close to Decew Falls, and surrounded by wine country
- Ten minutes to the QEW
- A twenty-minute drive to Niagara Falls, and a thirty-minute drive to Niagara on the Lake
- Area schools include Power Glen Public School (JK-8), Grapeview Elementary, and West Park Secondary, St. Anthony Catholic elementary, and Denis Morris Catholic High School
- Minutes from amenities, shops, restaurants and all that St. Catherines has to offer

FLOOR PLANS



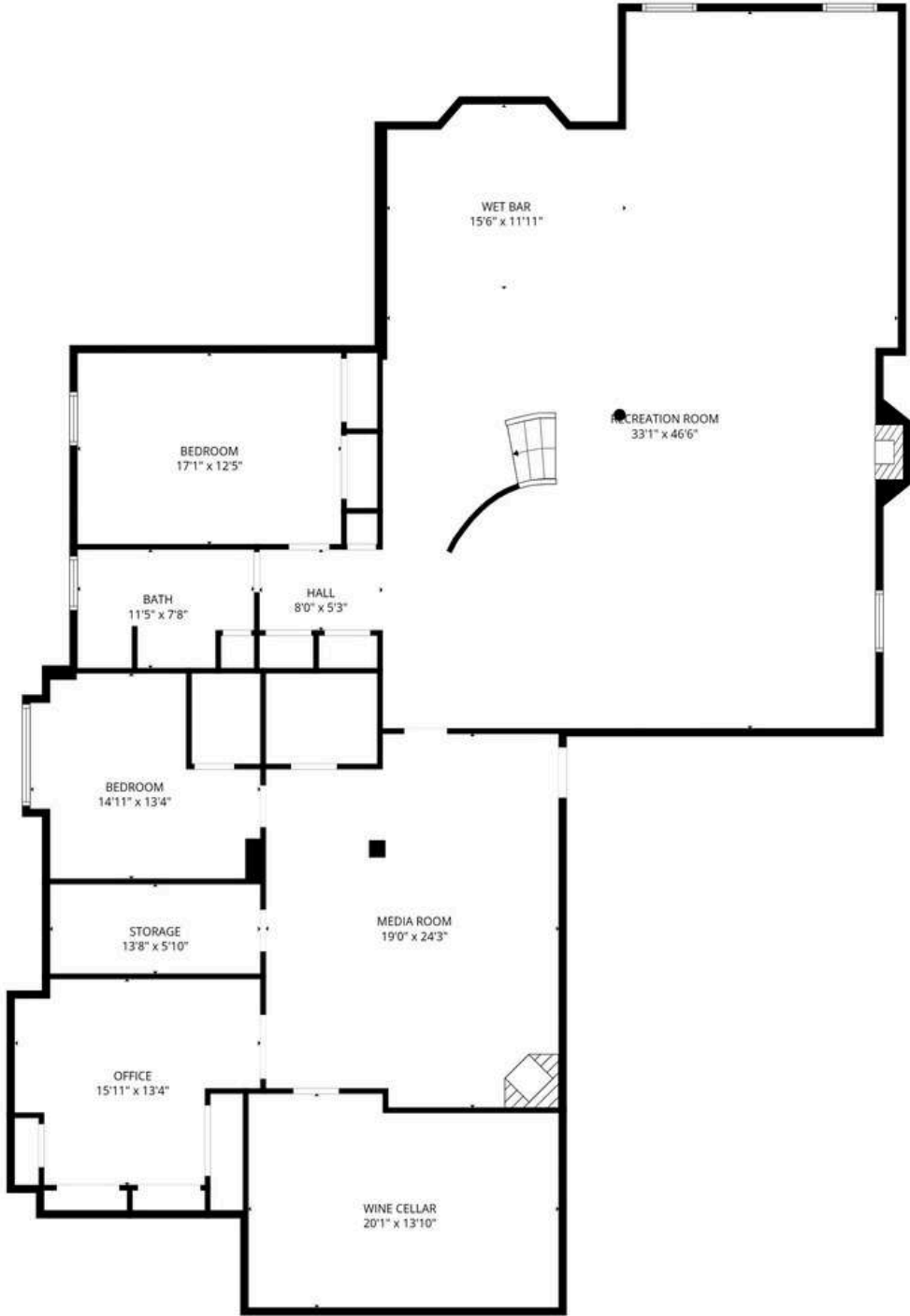
TOTAL: 5901 sq. ft

1st floor: 2752 sq. ft, 2nd floor: 3149 sq. ft

EXCLUDED AREAS: WINE CELLAR: 265 sq. ft, STORAGE: 79 sq. ft, WALLS: 284 sq. ft

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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