

## 415 NIAGARA BLVD, FORT ERIE, ON L2A 3H2, CANADA

<https://www.gtarealestates.com>

Two properties for sale together at 411 & 415 Niagara Boulevard, with a proposed low-density residential plan for a 15-unit townhouse community and a detached house. The existing home boasts nearly 5,000 sq. ft. of living space, 6 bedrooms, 5 washrooms, and a 595-ft deep lot with endless possibilities for expansion, recreation, or gardening. Enjoy...

**\$1,580,000**

- 6 beds
- 5 baths
- Single Family
- Single Family
- 3500 - 5000 sq ft



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## Rooms & Units Descr

**RoomType1:** Bedroom

**RoomLength1:** 1

**RoomDimensions1:** 1 m X 1 m

**RoomLevel2:** Second level

**RoomWidth2:** 1

**RoomType3:** Bedroom

**RoomLength3:** 1

**RoomDimensions3:** 1 m X 1 m

**RoomLevel4:** Main level

**RoomWidth4:** 1

**RoomType5:** Dining room

**RoomLength5:** 1

**RoomDimensions5:** 1 m X 1 m

**RoomLevel6:** Main level

**RoomWidth6:** 1

**RoomType7:** Bedroom

**RoomLength7:** 1

**RoomDimensions7:** 1 m X 1 m

**RoomLevel8:** Main level

**RoomWidth8:** 1

**RoomType9:** Bedroom

**RoomLength9:** 1

**RoomDimensions9:** 1 m X 1 m

**RoomLevel1:** Second level

**RoomWidth1:** 1

**RoomType2:** Bedroom

**RoomLength2:** 1

**RoomDimensions2:** 1 m X 1 m

**RoomLevel3:** Second level

**RoomWidth3:** 1

**RoomType4:** Living room

**RoomLength4:** 1

**RoomDimensions4:** 1 m X 1 m

**RoomLevel5:** Main level

**RoomWidth5:** 1

**RoomType6:** Kitchen

**RoomLength6:** 1

**RoomDimensions6:** 1 m X 1 m

**RoomLevel7:** Main level

**RoomWidth7:** 1

**RoomType8:** Bedroom

**RoomLength8:** 1

**RoomDimensions8:** 1 m X 1 m

**RoomLevel9:** Main level

**RoomWidth9:** 1

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## Location Details

**City:** Fort Erie (Central)

**Province:** Ontario

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## Property Details



**SubdivisionName:** 332 - Central

**Stories:** 2

**Levels:** 2

**FrontageLength:** 64 ft

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## Property Features

**Heating:** Baseboard heaters,

**CoolingYN:** True

**ParkingTotal:** 5

**GarageYN:** True

**CarportYN:** False

**PoolYN:** False

**View:** Direct Water View

**WaterBodyName:** Niagara River

**HeatingFuel:** ,Natural gas

**Cooling:** Wall unit

**OpenParkingYN:** False

**AttachedGarageYN:** True

**FireplacesTotal:** 1

**ViewYN:** True

**WaterfrontYN:** True

**Sewer:** Sanitary sewer

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## Courtesy of

**OfficeName:** ROYAL LEPAGE REAL ESTATE SERVICES LTD.

**Office ID:** 50677

**ListAOR:** Toronto Regional Real Estate Board

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## Building Details

**ParkingTotal:** 5

**Sewer:** Sanitary sewer

**Heating:** Baseboard heaters,

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## Amenities & Features



**Waterfront available:** Yes

**AttachedGarageYN:** Yes

**CarportYN:** No

**CoolingYN:** Yes

**Total Fireplaces:** 1

**OpenParkingYN:** No

**GarageYN:** Yes

**PoolYN:** No

**Cooling:** Wall unit

