



5306 Sherkston Road
SHERKSTON





Welcome Home!

Live the life by the lake in sought after Sherkston Shores! So much opportunity to enjoy lake living or INVESTMENT vacation rental or a combination of both! Inviting and meticulous 6 bed, 4 bath bungalow with over 3700 square feet of finishing living space well positioned on a lush acreage minutes to the waterfront! Enjoy the completely open concept floor plan with vaulted ceilings, spacious upgraded kitchen and luxe primary suite off on its own wing. Loads of room for multi-family accommodation with 2 other spacious bedrooms, 4pc bath, 2 pc powder and convenient main level laundry/mud room with access to the oversized double garage. Easy transition from the inside to the private backyard oasis complete with large 16x16 private deck, beautiful pool, firepit and Niagara's friendship trail behind you for walking, biking and roller blading! Lower level comes complete with 3 pc bath, kitchen space, dining space, media room along with 3 bedrooms and sleeping accommodations for 10/12! The entire home has been lovingly cared for, fresh and neutral decor throughout, upgraded lighting, security system with security lighting, bell fibre internet and newer roof (2018) to name a few. Professionally landscaped front and back with flagstone walkways, perennial gardens and shade trees. 8 minute drive to Crystal beach and Ridgeway for all the dining and shopping! Endless potential and room to store all your recreational toys! Prepare to fall in LOVE!

Locations

**CRYSTAL BEACH WATERFRONT PARK,
FORT ERIE** - 8.0 km

ELCO BEACH, PORT COLBORNE
4 km

**POINT ABINO LIGHTHOUSE NATIONAL
HISTORIC SITE, POINT ABINO**
7.7 km

RIZZO'S HOUSE OF PARM
2 Ridgeway Road, Ridgeway
5.9 km

BRIMSTONE BREWING COMPANY
209 Ridgeway Road North, Ridgeway
6.9 km

CHERRY HILL GOLF CLUB
912 Cherry Hill Blvd, Ridgeway
5.8 km

SUNSET RIDGE GOLF DRIVING RANGE
3570 Garrison Road, Ridgeway
7.6 km





Let's Maximize Your Investment

We offer expertise in Burlington, Oakville, Hamilton, Milton, and GTA West. Our priority is you! We want our clients to meet their real estate goals and provide candid advice with complete transparency throughout the process. In this market, you need an expert on your side who is tenacious and willing to the extra mile to buy and sell. The Deborah Brown Team is an award-winning team since 2009, reaching the coveted RE/MAX Diamond award status. We continue to provide a personal customer experience, an advanced strategic marketing plan, in-depth market knowledge, and unmatched attention to detail. Our team consists of energetic professional realtors with superior negotiating skills and a proven track record. For maximum impact upon listing, our experienced interior stylist has been transforming our client's homes since 2019. Our talented admin and marketing team will ensure that every detail is taken care of to ensure a smooth and memorable real estate experience. We know your home is not only one of your largest financial assets, it's where you live life.

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