

# JUST LISTED!

68 GALLOWAY TRAIL, WELLAND ON



2 BEDS | 2 BATHS | 1,370 SQ FT

LISTED AT \$939,000

## Welcome to 68 Galloway Trail!

Welcome to this exceptional 1370 sq ft bungalow with 2 bedrooms & located in one of Niagara's premier active adult lifestyle communities by Luchetta Homes. Situated close to the Welland River & Canal, this home offers both a convenient location and a beautiful setting. The curb appeal is truly stunning on this 46 x 130 lot with a double car driveway, and meticulously manicured landscaping. Spacious foyer with ceramic tiles flow seamlessly into the kitchen, where you'll find ample space for all your culinary endeavors. The kitchen boasts granite countertops, center island, décor backsplash, white cabinetry, stainless steel appliances, pot lights, and open to dining room and living room, which features a cozy fireplace. The spacious primary bedroom is especially inviting, with high ceilings, large walk-in closet, and a 3-piece ensuite bathroom featuring a glass shower and a

granite vanity. Second bedroom offers a convenient 4-piece bathroom just off the main entrance. Main floor also includes spacious laundry room with access to garage, making everyday tasks a breeze. Lower level is a blank canvas awaiting your personal touches, offering ample space for customization and storage to suit your needs. The backyard is truly a tranquil retreat, with a deck that invites you to relax and enjoy the peaceful surroundings you've been waiting for. As part of this exceptional community, residents enjoy access to a range of amenities. The association fee of \$262 includes a community center with an indoor pool, outdoor tennis courts, library, gym, as well as grass cutting, snow removal, and a monitored alarm system. Don't miss out on the opportunity to own this beautiful bungalow and experience the vibrant active adult lifestyle this community offers.

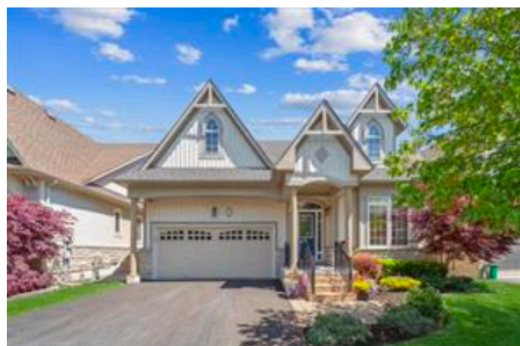
# 68 GALLOWAY Trail, Welland, Ontario L3B 6G5

Client Full  
**Active / Residential**

**68 GALLOWAY TI Welland**

MLS®#: **40429115**

Price: **\$939,000**



## Niagara/Welland/766 - Hwy 406/Welland

### Bungalow/House

	Beds	Baths	Kitch
Main	2	2	1

Beds (AG+BG): **2 (2 + 0)**  
 Baths (F+H): **2 (2 + 0)**  
 SF Fin Total: **1,370**  
 AG Fin SF Range: **1001 to 1500**  
 AG Fin SF: **1,370/Other**  
 DOM/CDOM: **0/0**  
 Common Interest: **Freehold/None**  
 Tax Amt/Yr: **\$6,432.00/2023**  
 Addl Monthly Fees: **\$262.00**

Next OH: **Public: Sun Jun 4, 2:00PM-4:00PM**

### Remarks/Directions

Public Rmks: **Welcome to this exceptional 1370 sq ft bungalow with 2 bedrooms & located in one of Niagara's premier active adult lifestyle communities by Luchetta Homes. Situated close to the Welland River & Canal, this home offers both a convenient location and a beautiful setting. The curb appeal is truly stunning on this 46 x 130 lot with a double car driveway, and meticulously manicured landscaping. Spacious foyer with ceramic tiles flow seamlessly into the kitchen, where you'll find ample space for all your culinary endeavours. The kitchen boasts granite countertops, center island, décor backsplash, white cabinetry, stainless steel appliances, pot lights, and open to dining room and living room, which features a cozy fireplace. The spacious primary bedroom is especially inviting, with high ceilings, large walk-in closet, and a 3-piece ensuite bathroom featuring a glass shower and a granite vanity. Second bedroom offers a convenient 4-piece bathroom just off the main entrance. Main floor also includes spacious laundry room with access to garage, making everyday tasks a breeze. Lower level is a blank canvas awaiting your personal touches, offering ample space for customization and storage to suit your needs. The backyard is truly a tranquil retreat, with a deck that invites you to relax and enjoy the peaceful surroundings you've been waiting for. As part of this exceptional community, residents enjoy access to a range of amenities. The association fee of \$262 includes a community center with an indoor pool, outdoor tennis courts, library, gym, as well as grass cutting, snow removal, and a monitored alarm system. Don't miss out on the opportunity to own this beautiful bungalow and experience the vibrant active adult lifestyle this community offers.**

Directions: **Hunter's Pointe - Galloway Trail**  
 Cross St: **Perth Trail**

### Common Elements

Common Element Additional Fee: **262.00**

Common Element/Condo Amenities: **Club House, Community BBQ, Elevator, Exercise Room, Games Room, Library, Party Room, Pool, Sauna, Tennis Court, Visitor Parking**

Condo Fees:

Condo Fees Incl: **Common Elements, Snow Removal**

Pets Allowed: **Yes**

Condo Corp #:

### Exterior

Exterior Feat:	<b>Deck(s), Landscaped, Lawn Sprinkler System, Patio(s), Tennis Court</b>	Roof:	<b>Asphalt Shingle</b>
Construct. Material:	<b>Aluminum Siding, Stone</b>	Prop Attached:	<b>Detached</b>
Shingles Replaced:		Apex Age:	<b>6-15 Years</b>
Year/Desc/Source:	<b>2010//Builder</b>		
Pool Features:	<b>Community, Inground</b>		
Garage & Parking:	<b>Attached Garage//Private Drive Double Wide</b>		
Parking Spaces:		Garage Spaces:	<b>2.0</b>
Water Source:	<b>Municipal</b>	Sewer:	<b>Sewer (Municipal)</b>
Lot Size Area/Units:	<b>/</b>	Acres Rent:	
Lot Front (Ft):	<b>46.00</b>	Lot Shape:	
Location:	<b>Urban</b>	Land Use Fee:	
Area Influences:	<b>Highway Access, River/Stream, Schools, Trails</b>		

### Interior

Interior Feat:	<b>Auto Garage Door Remote(s), Built-In Appliances, Ceiling Fans, Central Vacuum, Water Heater</b>		
Basement:	<b>Full Basement</b>	Basement Fin:	<b>Unfinished</b>
Laundry Feat:	<b>In-Suite</b>		
Cooling:	<b>Central Air</b>		
Heating:	<b>Forced Air, Gas</b>		
Fireplace:	<b>1/Natural Gas</b>	FP Stove Op:	
Under Contract:	<b>Hot Water Heater</b>	Contract Cost/Mo:	
Inclusions:	<b>Built-in Microwave, Dishwasher, Dryer, Garage Door Opener, Range Hood, Refrigerator, Stove, Washer, Window Coverings</b>		
Furnace Age:	<b>2</b>	Tank Age:	
		UFFI:	

### Property Information

Common Elem Fee: **Yes**

Legal Desc: **PT LTS 60 & 61 PL 59M269, PT 26 \*\* SEE SUPPLEMENT**

Local Improvements Fee: