

# 18 BRIARWOOD DRIVE

St. Catharines, ON, L2S 4A7

## \$1,025,000

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**Building:** 3,745sqft    **Lot:** 49.00'w x 113.00'd    **Taxes:** \$6,528.51 (2022)    **Community:** Port Weller



### Main Floor:

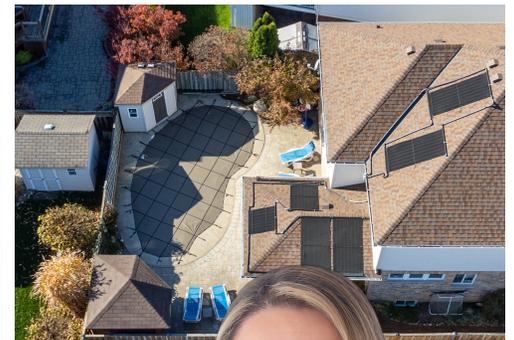
- Foyer 14.1' x 5.0'
- Family Room 22.4' x 11.11'
- Living Room 21.3' x 14.9'
- Eat-In Kitchen 21.2' x 12.4'
- Laundry Room 8.1' x 7.2'
- Bathroom 5.11' x 4.9'

### Second Floor:

- Primary Bedroom 19.0' x 12.7'
- Ensuite Bathroom 12.7' x 10.0'
- Walk-In Closet 10.4' x 10.3'
- Bedroom 13.10' x 12.7'
- Bedroom 13.7' x 12.7'
- Bedroom 11.5' x 9.2'
- Bathroom 8.4' x 6.6'

### Basement:

- Recreation Room 33.4' x 12.11'
- Bedroom 12.6' x 9.8'
- Bathroom 9.0' x 5.7'



REALTOR®

## SHANNON ROSE

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The Kesh Group - Royal LePage NRC Realty  
13 Queenston Street St. Catharines, L2R 2Y8



Dear Buyer,

Thank you for your interest in 18 Briarwood Drive. This has been a great family home for us, and we have so many great memories here. At one point, we had 7 people living here and there was plenty of room for everyone! We are sad to let our home go, but with our kids now grown, it is time for us to move on and allow another family the opportunity to make their memories here.

There is so much to love about this home, so we wanted to take some time to share those with you. The backyard with the pool and patio offers a great space in the summer for family and friends to gather and enjoy, and it feels like your own little retreat!

The primary suite really is a dream space. The walk-through closet has an island and a second closet within that provides ample room for clothing, shoes, hats, jackets...you name it! The spa-like ensuite is great for relaxing. Draw a hot bath, dim the lights, and use the Bluetooth mirrors to turn on music and relax. The shower is also very relaxing as you have the choice of a regular shower, rain shower, or body jets.

The main floor is a great entertaining area, but also cozy on those nights when you just want to tuck in with a movie or book and relax. We have had many great times in the pool table room as well, where we have invited friends over to watch football and hockey and socialize.

This home is in a great location too! Briarwood is a great family neighborhood close to schools, the soccer field at Club Roma, baseball fields, and all of your amenities. We have also loved that it is within walking distance to Avondale and Pie Guys restaurant.

We wish you all the best on your house hunt and hope that if you do choose this home that you will enjoy living here as much as we have!

Sincerely,

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*Carey & Jason*

