

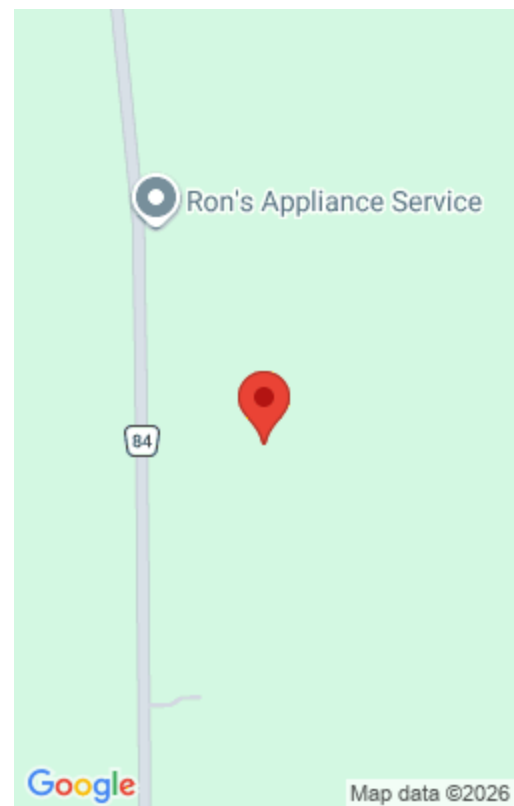
## 354 DOAN'S RIDGE RD, WELLAND, ON L3B 5N7, CANADA

<https://gtarealestates.com>

Set on over two and a half acres in gorgeous Cooks Mills, 354 Doan's Ridge Road offers a beautiful balance - the privacy of living on the countryside, with the convenience of being minutes to the city. Positioned in the centre of the Region, with municipal water, natural gas and high-speed internet, living here comes...

**\$1,099,900**

- 3 beds
- 3 baths
- Single Family
- Single Family
- 2000 - 2500 sq ft



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## Rooms & Units Descr



**RoomType1:** Bathroom  
**RoomLength1:** 2.82  
**RoomDimensions1:** 2.82 m X 3.33 m  
**RoomLevel2:** Second level  
**RoomWidth2:** 1.93  
**RoomType3:** Bedroom  
**RoomLength3:** 3.05  
**RoomDimensions3:** 3.05 m X 4.06 m  
**RoomLevel4:** Second level  
**RoomWidth4:** 3.51  
**RoomType5:** Bathroom  
**RoomLength5:** 2.82  
**RoomDimensions5:** 2.82 m X 2.29 m  
**RoomLevel6:** Second level  
**RoomWidth6:** 5.23  
**RoomType7:** Recreational, Games room  
**RoomLength7:** 10.34  
**RoomDimensions7:** 10.34 m X 4.42 m  
**RoomLevel8:** Main level  
**RoomWidth8:** 10.67  
**RoomType9:** Dining room  
**RoomLength9:** 4.01  
**RoomDimensions9:** 4.01 m X 3.18 m  
**RoomLevel10:** Main level  
**RoomWidth10:** 5.66  
**RoomType11:** Kitchen  
**RoomLength11:** 3.66  
**RoomDimensions11:** 3.66 m X 6.99 m  
**RoomLevel12:** Main level  
**RoomWidth12:** 4.57  
**RoomType13:** Bathroom  
**RoomLength13:** 1.47  
**RoomDimensions13:** 1.47 m X 2.03 m  
**RoomLevel14:** Main level  
**RoomWidth14:** 2.06

**RoomLevel1:** Second level  
**RoomWidth1:** 3.33  
**RoomType2:** Other  
**RoomLength2:** 2.82  
**RoomDimensions2:** 2.82 m X 1.93 m  
**RoomLevel3:** Second level  
**RoomWidth3:** 4.06  
**RoomType4:** Bedroom  
**RoomLength4:** 3.48  
**RoomDimensions4:** 3.48 m X 3.51 m  
**RoomLevel5:** Second level  
**RoomWidth5:** 2.29  
**RoomType6:** Primary Bedroom  
**RoomLength6:** 3.99  
**RoomDimensions6:** 3.99 m X 5.23 m  
**RoomLevel7:** Basement  
**RoomWidth7:** 4.42  
**RoomType8:** Sunroom  
**RoomLength8:** 2.26  
**RoomDimensions8:** 2.26 m X 10.67 m  
**RoomLevel9:** Main level  
**RoomWidth9:** 3.18  
**RoomType10:** Living room  
**RoomLength10:** 6.93  
**RoomDimensions10:** 6.93 m X 5.66 m  
**RoomLevel11:** Main level  
**RoomWidth11:** 6.99  
**RoomType12:** Sitting room  
**RoomLength12:** 4.09  
**RoomDimensions12:** 4.09 m X 4.57 m  
**RoomLevel13:** Main level  
**RoomWidth13:** 2.03  
**RoomType14:** Laundry room  
**RoomLength14:** 3.05  
**RoomDimensions14:** 3.05 m X 2.06 m



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## Location Details

**City:** Welland (Cooks Mills)

**Province:** Ontario

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## Property Details

**SubdivisionName:** 765 - Cooks Mills

**Levels:** 2

**Stories:** 2

**FrontageLength:** 183 ft ,7 in

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## Property Features

**LotFeatures:** Landscaped

**Fencing:** Partially fenced

**Heating:** Forced air

**HeatingFuel:** Natural gas

**CoolingYN:** True

**Cooling:** Central air conditioning

**ParkingTotal:** 14

**OpenParkingYN:** False

**GarageYN:** True

**AttachedGarageYN:** True

**CarportYN:** False

**FireplacesTotal:** 1

**PoolYN:** False

**ViewYN:** False

**WaterfrontYN:** False

**Sewer:** Septic System

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## Courtesy of

**OfficeName:** REVEL Realty Inc., Brokerage

**Office ID:** 278348

**ListAOR:** Niagara Association of REALTORSÂ®

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## Building Details

**ParkingTotal:** 14

**Heating:** Forced air

**Sewer:** Septic System



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## Amenities & Features

**Waterfront available:** No

**AttachedGarageYN:** Yes

**CarportYN:** No

**CoolingYN:** Yes

**Total Fireplaces:** 1

**OpenParkingYN:** No

**GarageYN:** Yes

**PoolYN:** No

**Cooling:** Central air conditioning

