4188 CHERRY HEIGHTS BOULEVARD




woof
Cloudy


woof

Stylish & Affordable Living in Wine Country

Welcome to 4188 Cherry Heights Boulevard, an upgraded freehold townhome by Cachet Homes, set in one of Lincoln's most desirable communities. Designed with both style and functionality in mind, this 3-bedroom, 3-bathroom home offers a refined yet comfortable living experience. The open-concept main level is bright and inviting, featuring hardwood and ceramic flooring, upgraded lighting, and a well-appointed kitchen with glass subway tile backsplash, granite countertops, stainless steel appliances, and plenty of storage. The dining area is highlighted by a modern chandelier and a sliding door walkout to the stone patio and professionally landscaped backyard, seamlessly blending indoor and outdoor living. Upstairs, the spacious primary suite boasts a walk-in closet with custom organizers and 4-piece ensuite, while two additional bedrooms offer versatility for family, guests, or a home office. The main and ensuite bathrooms have been refreshed with new countertops and fixtures, elevating their modern appeal. Step outside to a private backyard retreat, complete with a stone patio, natural gas fire pit, built-in BBQ gas line, fencing, and ambient landscape lighting — a perfect extension of your living space. Additional highlights include a new air conditioning unit, inside garage entry, and a paved driveway with parking for two cars plus a single-car garage. The unfinished basement is a blank canvas, offering laundry, a cold cellar, and the exciting potential to create additional living space tailored to your needs. Located in a family-friendly neighbourhood, you're just minutes from top-rated schools, scenic parks, boutique shopping, and world-class wineries. For commuters, the QEW is accessible a short drive away, making regional travel convenient. Whether you're a family, first-time buyer, investor, or seeking a low-maintenance home, this is a great opportunity in the heart of Niagara’s wine country.






C'est la vie
















TEA
SUGAR









PROPERTY HIGHLIGHTS

RECENT IMPROVEMENTS

- Backyard - Professional landscaping including stone patio, natural gas firepit, fencing, natural gas BBQ connections and landscape lighting
- Upgraded light fixtures
- Primary Ensuite Bathroom - Upgraded countertop, faucet and shower head
- Primary Walk in Closet - Built in closet organizer
- Main Bathroom - Upgraded countertop and faucet
- Office - Built in closet organizer
- Kitchen - Subway tile backsplash
- New air conditioning unit

UTILITY COSTS
Enercare - Hot water rental $62.25/Month
Water - Approximately $130/Quarterly
Gas - Approximately $40/Month
NPEI(Niagara Peninsula Energy) - Approximately $90/month

INCLUSIONS
All appliances, all window blinds, all light fixtures, alarm & door bell

EXCLUSIONS
Fireplace in living room, tv and bracket in primary bedroom and living room
















PELOTON







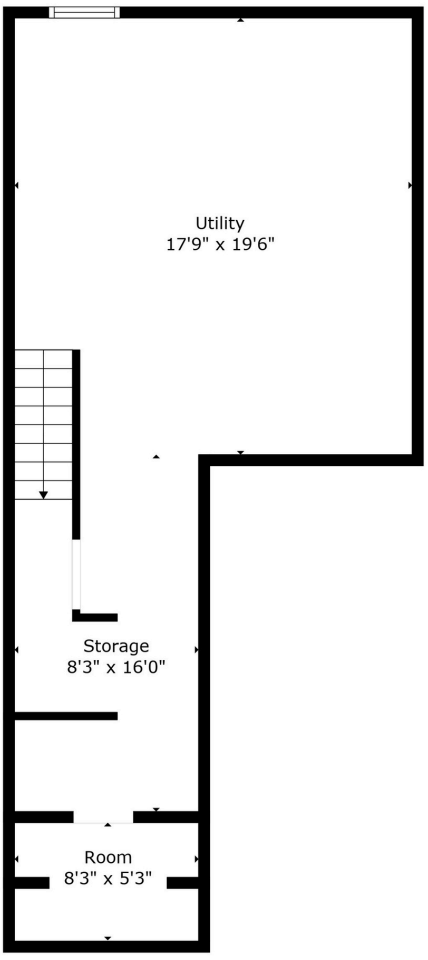




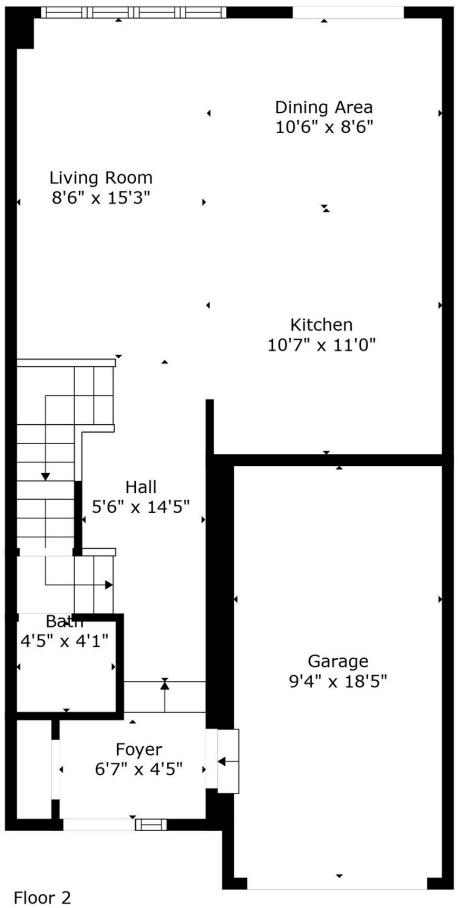

BLACKSTONE



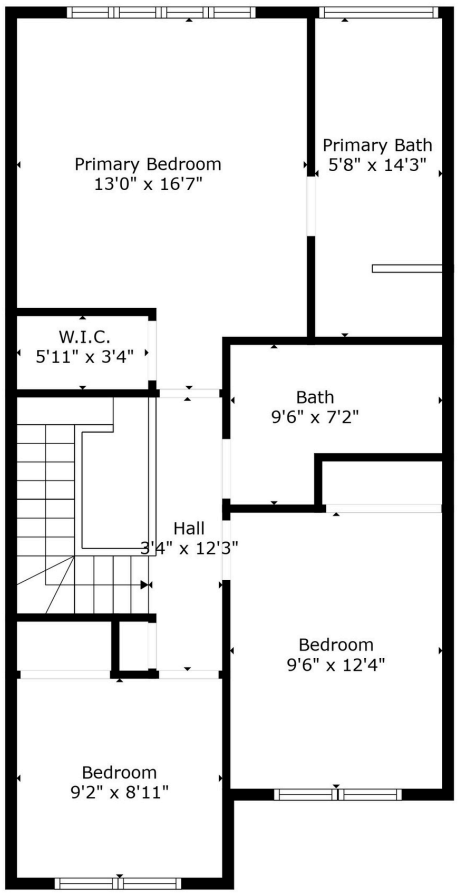




Floor 1



Floor 2

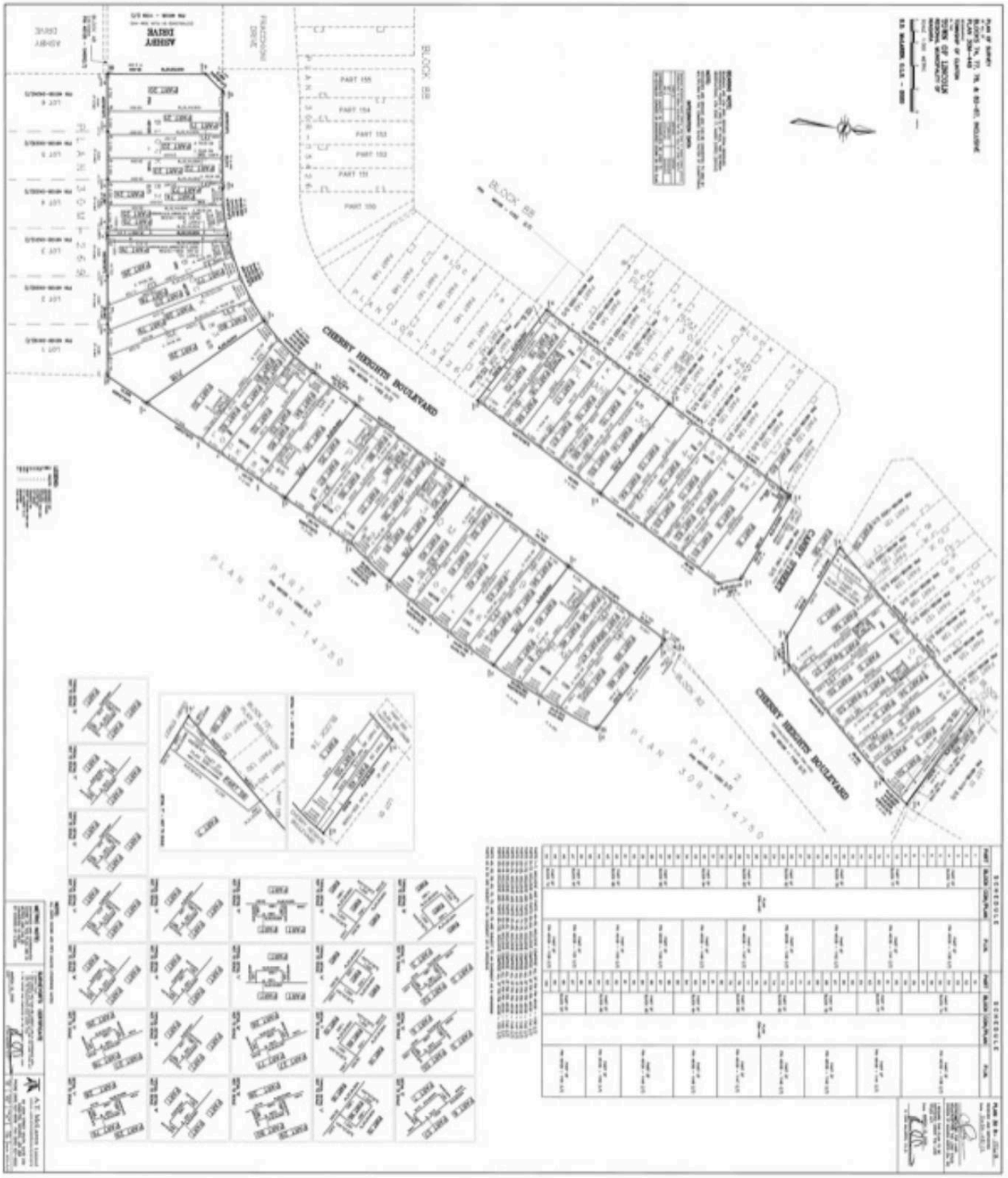


Floor 3

TOTAL: 1205 sq. ft
BELOW GROUND: 0 sq. ft, FLOOR 2: 511 sq. ft, FLOOR 3: 694 sq. ft
EXCLUDED AREAS: UTILITY: 347 sq. ft, STORAGE: 136 sq. ft, ROOM: 44 sq. ft,
GARAGE: 184 sq. ft

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.

4188 CHERRY HEIGHTS BOULEVARD SURVEY



Wendy Saunders | Broker
Kim Saxton | Broker

SAUNDERS, SAXTON & WINTER

RE/MAX ESCARPMENT REALTY INC., BROKERAGE
INDEPENDENTLY OWNED & OPERATED

1320 Cornwall Road, Unit 103 Oakville, ON
904-842-7677 | info@sswteam.ca
www.sswteam.ca