

# \$2,639,000 - 3820 NUGENT Road

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## Listing ID: 40339768

**\$2,639,000**

4 Bedrooms, 3 Bathrooms, 2588

Single Family

3820 NUGENT Road, Port Colborne,  
Ontario, L3K5V5

Welcome to 3820 Nugent Road in Port Colborne. A nature lovers paradise and a bird watcher's dream. This 2588 sqft 4 bedroom Newly Built Custom Bungalow is set on 15 acres. This property is located on the Welland/Port Colborne border. Minutes away from Welland, Fonthill, Niagara Falls, the U.S. Boarder, and especially the shores of Lake Erie, Golf Courses, the Marina, boating, bike trails, schools, and Niagara College and easy access to the highway. The driveway is large enough to accommodate RV & Boat and up to 10 cars side by side. This home features lovely views of this magnificent property from any of the numerous triple-glazed windows. You will enjoy watching the deer occasionally crossing the backyard, especially pretty in the wintertime. An open concept Great Rm, Kitchen & Dining Rm with plenty of room to entertain family and friends. Beautiful Primary Retreat with his/her walk-in closets and a huge walk-in shower, plus spacious work-from-home office. The third bedroom is currently set up as a Living Room with Cathedral Ceilings and French Doors, great for guests staying overnight with their own Private Primary Suite or may be used as an In-law Suite. BONUS, looking to start your own business? An 880 sqft heated workshop

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with 200 amp service, plus a 30 amp RV connection already installed. This property is zoned for Agriculture with great potential. The Beautiful White Pine Plantation, Oak, Maple, and other trees have no restrictions. The property has an 18kw Generac backup Generator. 100ft Drilled Well on property with an amazing filtration system for this beautiful luxury home. Please view the attached Video link of the property.  
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Last Modified: 28/01/2023 04:22:29 PM  
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