

35 Comet Lane

Crystal Beach, Ontario · The Shores at South Coast Village

THE COMPLEX & AMENITIES — EFFORTLESS, LOCK-AND-LEAVE LIVING

— Master-Planned Community

Situated in The Shores at South Coast Village, a highly desirable enclave built by Marz Homes — ideal for downsizers or those seeking a cottage-style retreat without the maintenance headaches.

— Exclusive Clubhouse Resort Lifestyle

Residents enjoy full access to the community clubhouse (opened 2025), featuring a heated in-ground swimming pool, an outdoor sports courtyard with dedicated pickleball courts, an indoor social lounge, a catering kitchen, and private workspaces.

— What the POTL Fee Covers

The monthly fee covers all grass cutting and lawn maintenance (front and back), snow removal from the road, and the community lawn irrigation system. Truly lock-and-leave living.

— Neighborhood Stability

A strict no short-term rentals policy maintains a quiet, peaceful, and tight-knit atmosphere year-round.

UNBEATABLE PROXIMITY — BEACHES, BOATS & TRAILS

— Bay Beach (The Main Strip)

A short, scenic stroll away. World-class powder-white sand and crystal-clear turquoise water — more Caribbean than Ontario.

— Crystal Beach Waterfront Park & Boat Launch

Practically around the corner at the end of the street. Features a municipal boat launch, children's playground, small beach area, and live public concerts throughout summer.

— Bertie Boating Club

Just a 7-minute drive away — an excellent hub for boating enthusiasts and social club members.

— Walkable Village Core

Minutes on foot to trendy local cafes, boutique shops, ice cream stands, and a vibrant restaurant and evening scene.

— The Friendship Recreation Trail

A premier 24-kilometre fully paved, multi-use trail built on a flat rail bed — perfect for cycling, walking, or cross-country skiing. Runs from the Port Colborne border to historic Old Fort Erie and serves as the southern link to the iconic 140 km Greater Niagara Circle Route.

Interior Highlights to Note at the Showing

Custom builder kitchen with upgraded two-tone cabinetry and quartz countertops · 3rd-floor den/office flex space · Fully finished basement with 2-piece bath and large egress window

MARTIN GROUP

Questions? Call Cory Martin at 289-778-3291 or email cory@themartingroup.ca