



21 VILLELLA Road  
Lowbanks, ON NOA 1K0

Single Family/Freehold/Sale

Price:

\$299,900



MLS®#: 30523447 Status: **Active**  
 Region: Haldimand County DOM: 14  
 Municipality: 60 - Dunnville  
 Neighbourhood: 603 - Sherbrooke  
 Type/Style: Detached/Bungalow  
 Age/Yr Built: 51-99 Years Basement: Yes  
 Legal Desc: PTL 12 BROKEN FRONT SHERBROOKE; PTL  
 Sq.Ft/Source: 1,230/Floor plan(s) # Beds: 1 (1/0)  
 Sq Ft Range: 1001 to 1500 # Baths: 1.0  
 Acres/Range: 0.50-1.99 Lot Front: 150.00 Feet  
 Taxes/Year: \$4,150/2015 Lot Depth: 120.00 Feet  
 Irregularities: Lot Shape: Rectangular  
 Heat: Gas/Radiant, Water  
 Water: Other/Cistern Sewer: Holding Tank  
 Brokerage: ROYAL LEPAGE NIAGARA R.E. CENTRE  
 Directions: Dickout Road

**Property Details**

Exterior:	Vinyl Siding	Heat Source:	Gas	Air Condition:	None
Bsmt Size/Fn/Dev:	Partial Basement/Unfinished	Heat Type:	Radiant, Water	Air Cond Type:	No
Foundation:	Poured Concrete	Sewers:	Holding Tank	Fireplaces:	
Roof:	Fiberglass Shingle/2009	Water:	Other	Waterfront:	Direct
Water Meter:		Wtr Sup Type:	Cistern	Pool:	None
Laundry Access:		UFFI:	No	Retire Comm:	
#/Type of Garage:	1.5/Attached	Total Parking Spaces:	4	Visitable:	
#/Driveway/Type:	3.0/Private Double Wide/Gravel	Assigned Spaces:		Add Month Fees:	
Parking:	Gravel	Soil Type:		Energy Cert Level:	
Recreational Use:		Elevator YN:	No	Freehold w/Com Elem Fee:	

**Remarks**

Beautiful lakefront living with an incredible view of Mohawk Bay and Gull Island situated high above the beach and only minutes from the renowned Rock Point Conservation area. This home is just like new with a complete overhaul by the current owner. With over \$200,000 invested into what is now a 1200 plus square foot, energy efficient, thoughtfully planned out, living experience. Villella Road is just like a gated community minus the gate. This home features vaulted ceilings in the living room with huge picture windows overlooking the lake, a new maple kitchen, master bedroom with ensuite bathroom, a formal dining area, a completely new foundation and footings including a partial basement that's fully insulated, all new electrical and plumbing throughout, instant on hot water system and new slimline radiator heat, as well as a brand new 1 1/2 car attached garage. This is a must see property nestled on a double wide lot.

**Property Features**

Features/Amenities:  
 Area Features: Clear View, Quiet Area, Waterfront  
 Other Structures: Shed

**Tax and Financial Information**

Roll#:	281002500203000	Assessment:	\$245,000/2016	Survey:	No
Pin#:		Taxes:	\$4,150/2015	Private Entrance:	
Legal Desc:	PTL 12 BROKEN FRONT SHERBROOKE; PTL	Fronting On:	South	HST Applicable:	Included
Location:	Rural				

**Rooms Information**

Room	Level	Dimens Imperial	Features	Room	Level	Dimens Imperial	Features
Kitchen	M	16' 10" X 10' 6"		Great Room	M	18' 7" X 11' 7"	
Dining Room	M	19' 9" X 12' 6"		Master Bedroom	M	14' 7" X 8' 7"	
Ensuite	M		4-Piece	Office	M	6' 0" X 15' 9"	

**Listing Information**

Commence Date:	06/01/2016	Deposit:	3-5%	Buy Option:	CDOM:	14
Sign:	Yes	Lockbox:	Yes	Credit Check:	SPIS:	No/No
Income Potential:	No	Payment:	/	Furnished:	Private:	

Prepared By: DAVE VOGT, Salesperson  
 ROYAL LEPAGE NIAGARA R.E. CENTRE

Client Full One Page Report

Date Printed: 06/15/2016