



**113 McRae Avenue**  
**Port Colborne, ON L3K 2A9**

Single Family/Freehold/Sale

Price:

**\$159,900**



MLS®#: **30530757** Status: **Active**  
 Region: **Niagara** DOM: **2**  
 Municipality: **8 - Port Colborne / Wainfleet**  
 Neighbourhood: **877 - Durham St**  
 Bldg Type/Style: **Detached/1 1/2 Storey**  
 Age/Yr Built: **100+ Years/1915** Basement: **Yes**  
 Legal Desc: **LT 81 PL 788 HUMBERSTONE CITY OF PORT COLBORNE**  
 Sq.Ft/Source: **1,278/LBO provided** Bedrooms: **4 (4/0)**  
 Sq Ft Range: **1001 to 1500** Bathrooms: **1.0**  
 Acres/Range: **< 0.5** Lot Front: **40.00 Feet**  
 Taxes/Year: **\$1,495/2016** Lot Depth: **125.00 Feet**  
 Irregularities: Lot Shape: **Rectangular**  
 Heat: **Gas/Forced Air** Sewer: **Sewer (Municipal)**  
 Water: **Municipal/**  
 Brokerage: **ROYAL LEPAGE NIAGARA R.E. CENTRE**  
 Directions: **Cross**

**Property Details**

Exterior: <b>Vinyl Siding</b>	Heat Source: <b>Gas</b>	Air Condition: <b>None</b>
Bsmt Size/Fn/Dev: <b>Crawl Space/Unfinished</b>	Heat Type: <b>Forced Air</b>	Air Cond Type: <b>No</b>
Foundation: <b>Concrete Block</b>	Sewers: <b>Sewer (Municipal)</b>	Fireplaces:
Roof: <b>Asphalt Shingle, Fiberglass Shingle/</b>	Water: <b>Municipal</b>	Waterfront:
Water Meter: <b>Yes</b>	Wtr Sup Type:	Pool: <b>None</b>
Laundry Access:	UFFI:	Retire Comm:
#/Type of Garage: <b>0.0/None</b>	Total Parking Spaces: <b>1</b>	Visitable:
#/Driveway/Type: <b>1.0/Private Single Wide/Gravel</b>	Assigned Spaces:	Addl Month Fees:
Parking: <b>Gravel</b>	Soil Type:	Energy Cert Level:
Recreational Use:	Elevator YN: <b>No</b>	Freehold w/Com Elem Fee:

Remarks  
**Looking for a new home, but don't want to pay the new home price, look no further. This beautiful, fully renovated, and tastefully finished property has everything people are looking for and then some in this price range. From the open concept kitchen and living area, a formal dining room to entertain friends, and a covered front porch to enjoy a morning coffee. With close to 1300 sq/ft of living space, this home has features like a large soaker tub and separate glass shower, a huge main floor laundry area, new kitchen with island, and much more. Don't miss out...this home is one of a kind. Interior photo's to follow..**

**Property Features**

Features/Amenities:  
 Inclusions: **Fridge, Stove, Dishwasher, OTR Microwave**

**Tax and Financial Information**

Roll#: <b>271102001213700</b>	Assessment: <b>\$67,000/2012</b>	Survey: <b>No</b>
Pin#:	Taxes: <b>\$1,495/2016</b>	Private Entrance:
Legal Desc: <b>LT 81 PL 788 HUMBERSTONE CITY OF PORT COLBORNE</b>	Fronting On:	HST Applicable: <b>Included</b>
Location: <b>Urban</b>		

**Rooms Information**

**Listing Information**

Commence Date: <b>07/14/2016</b>	Deposit: <b>2-5%</b>	Buy Option:	CDOM: <b>2</b>
Sign: <b>Yes</b>	Lockbox: <b>Yes</b>	Credit Check:	SPIS: <b>No/No</b>
Income Potential: <b>No</b>	Payment: <b>/</b>	Furnished:	Private:

Prepared By: **STEPHANIE SCHAEFFER,**  
 Salesperson  
 ROYAL LEPAGE NIAGARA R.E. CENTRE

Client Full One Page Report

Date Printed: **07/16/2016**