



[80 CHIPPAWA Road](#)

Single Family/Freehold/Sale

Price:

\$229,900

Port Colborne, ON L3K 1T5



MLS®#: 30534571 Status: **Active**
 Region: Niagara DOM:
 Municipality: 8 - Port Colborne / Wainfleet
 Neighbourhood: 877 - Durham St
 Bldg Type/Style: Detached/1 1/2 Storey
 Age/Yr Built: 51-99 Years Basement: Yes
 Legal Desc: PT LT 26 CON 2 HUMBERSTONE AS IN RO611959 ;
 PORT COLBORNE
 Sq.Ft/Source: 1,459/Public Records Bedrooms: 3 (3/0)
 Sq Ft Range: 1001 to 1500 Bathrooms: 1.0
 Acres/Range: < 0.5 Lot Front: 60.00 Feet
 Taxes/Year: \$2,781/2016 Lot Depth: 180.00 Feet
 Irregularities: Lot Shape: Rectangular
 Heat: Gas/Forced Air Sewer: Sewer
 Water: Municipal/ (Municipal)
 Brokerage: ROYAL LEPAGE NIAGARA R.E. CENTRE
 Directions: Main St E

Property Details

Exterior:	Brick, Stone, Vinyl Siding	Heat Source:	Gas	Air Condition:	Window Unit
Bsmt Size/Fn/Dev:	Full/Unfinished	Heat Type:	Forced Air	Air Cond Type:	No
Foundation:	Concrete Block	Sewers:	Sewer (Municipal)	Fireplaces:	1 Wood
Roof:	Asphalt Shingle, Metal/	Water:	Municipal	Waterfront:	
Water Meter:	Yes	Wtr Sup Type:		Pool:	None
Laundry Access:		UFFI:		Retire Comm:	
#/Type of Garage:	2.0/Attached, Inside Entry	Total Parking Spaces:	6	Visible:	
#/Driveway/Type:	4.0/Private Single Wide/Asphalt	Assigned Spaces:		Add Month Fees:	
Parking:	Asphalt	Soil Type:		Energy Cert Level:	
Recreational Use:		Elevator YN:	No	Freehold w/Com Elem Fee:	

Remarks

Located in the beautiful town of Port Colborne in a great area, with a huge lot, mature trees, and a fully fenced yard. This nicely updated home has the perfect covered porch, is walking distance to the circle path, 2 minutes from Dairy Queen, and a short drive to hwy 140. Features include a huge 2 bay garage with heat and hydro, main floor bedroom with 2 more upstairs, updated bathroom with a corner jacuzzi tub, full unfinished and recently waterproofed basement, 100 amp breaker panel, angel stone accents, new windows in much of the home, and much, much more.

Property Features

Features/Amenities: Carpet Free /

Tax and Financial Information

Roll#:	271102001602900	Assessment:	\$168,000/2016	Survey:	No
Pin#:	641500036	Taxes:	\$2,781/2016	Private Entrance:	
Legal Desc:	PT LT 26 CON 2 HUMBERSTONE AS IN RO611959 ; PORT COLBORNE				
Location:	Urban	Fronting On:		HST Applicable:	Included

Rooms Information

Room	Level	Dimens Imperial	Features	Room	Level	Dimens Imperial	Features
Kitchen	M	7' 9" X 14' 5"		Living Room/Dining Room	M	12' 0" X 26' 11"	
Foyer	M	7' 9" X 8' 4"		Bedroom	M	12' 2" X 13' 9"	
Bathroom	M		5+ Piece	Bedroom	2	8' 3" X 15' 2"	
Bedroom	2	12' 0" X 15' "					

Listing Information

Commence Date:	08/11/2016	Deposit:	2-5%	Buy Option:	CDOM:
Sign:	Yes	Lockbox:	Yes	Credit Check:	SPIS:
Income Potential:	No	Payment:	/	Furnished:	Private:

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

Client Full One Page Report

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