



18 CHURCH Street E
Welland, ON L3C 4N4

Single Family/Freehold/Sale

Price:

\$299,900



MLS®#: 30534946 Status: **Active**
 Region: Niagara DOM: 1
 Municipality: 7 - Welland
 Neighbourhood: 767 - N. Welland
 Bldg Type/Style: Detached/2 1/2 Storey
 Age/Yr Built: 100+ Years Basement: Yes
 Legal Desc: PT LT 73 PL 549-550 AS IN RO357896 ; WELLAND
 Sq.Ft/Source: 3,092/Public Records Bedrooms: 5 (5/0)
 Sq Ft Range: 3001 to 4000 Bathrooms: 3.0
 Acres/Range: < 0.5 Lot Front: 55.00 Feet
 Taxes/Year: \$2,811/2016 Lot Depth: 99.00 Feet
 Irregularities: Lot Shape: Rectangular
 Heat: Gas/Water
 Water: Municipal/ Sewer: Sewer (Municipal)
 Brokerage: ROYAL LEPAGE NIAGARA R.E. CENTRE
 Directions: Niagara

Next OH: **Public: Sun Aug 21, 2:00PM-4:00PM**

Property Details

Exterior:	Wood	Heat Source:	Gas	Air Condition:	None
Bsmt Size/Fn/Dev:	Full/Unfinished	Heat Type:	Water	Air Cond Type:	No
Foundation:	Poured Concrete	Sewers:	Sewer (Municipal)	Fireplaces:	4 Wood
Roof:	Fiberglass Shingle/	Water:	Municipal	Waterfront:	
Water Meter:	Yes	Wtr Sup Type:		Pool:	None
Laundry Access:		UFFI:		Retire Comm:	
#/Type of Garage:	/None		Total Parking Spaces: 4	Visible:	
#/Driveway/Type:	4.0/Private Double Wide/Interlock		Assigned Spaces:	Add Month Fees:	
Parking:	Interlock			Energy Cert Level:	
Recreational Use:		Elevator YN:	No	Freehold w/Com Elem Fee:	

Remarks

Welcome to 18 Church Street in Welland an expansive 3092 sq/ft classic character home with three levels. There's even a bathroom on every floor! Features include 5 large bedrooms, 4 fireplaces, hardwood floors through out most of the main floor, newly refinished covered cedar porch, an instant on hot water system for heat and water, 200 amp breaker panel, and more. Most majors are done. With a little love this place could be impressive.

Property Features

Features/Amenities: Central Vacuum /

Tax and Financial Information

Roll#:	271902000304400	Assessment:	\$175,000/2016	Survey:	No
Pin#:	640890095	Taxes:	\$2,811/2016	Private Entrance:	
Legal Desc:	PT LT 73 PL 549-550 AS IN RO357896 ; WELLAND				
Location:	Urban	Fronting On:		HST Applicable:	Included

Rooms Information

Room	Level	Dimens Imperial	Features	Room	Level	Dimens Imperial	Features
Kitchen	M	12' 5" X 11' 5"		Dining Room	M	11' 4" X 16' 4"	
Living Room	M	14' 5" X 18' 6"		Family Room	M	8' 7" X 14' 4"	
Foyer	M	7' 0" X 14' 0"		Bathroom	M		3-Piece
Bedroom	2	10' 6" X 21' 6"		Bedroom	2	18' 6" X 21' 6"	
Bedroom	2	12' 3" X 13' 3"		Bedroom	2	12' 3" X 13' 3"	
Bathroom	2		3-Piece	Bedroom	3	13' 0" X 18' 0"	
Storage Room	3	8' 0" X 21' 0"		Bathroom	3		3-Piece

Listing Information

Commence Date:	08/14/2016	Deposit:	2-5%	Buy Option:	CDOM:	1
Sign:	Yes	Lockbox:	Yes	Credit Check:	SPIS:	No/No
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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