



6623 FREDERICA Street Single Family/Freehold/Sale  
Niagara Falls, ON L2G 1E1

Price: \$349,900



MLS®#: 30534567 Status: **Active**  
Region: Niagara DOM:  
Municipality: 2 - Niagara Falls  
Neighbourhood: 212 - Morrison  
Bldg Type/Style: Semi-Detached/2 Storey  
Age/Yr Built: 0-5 Years Basement: Yes  
Legal Desc: PT TWP LOT 125 STAMFORD PT 1, 59R15117 CITY OF NIAGARA FALLS  
Sq.Ft./Source: 1,500/Builder floor plan Bedrooms: 3 (3/0)  
(s)  
Sq Ft Range: 1001 to 1500 Bathrooms: 2.1  
Acres/Range: < 0.5 Lot Front: 30.83 Feet  
Taxes/Year: \$1/2015 Lot Depth: .00 Feet  
Irregularities: Lot Shape: Rectangular  
Heat: Gas/Forced Air  
Water: Municipal/ Sewer: Sewer (Municipal)  
Brokerage: ROYAL LEPAGE NIAGARA R.E. CENTRE  
Directions: Dorchester

**Property Details**

Exterior:	Vinyl Siding	Heat Source:	Gas	Air Condition:	Central Air
Bsmt Size/Fn/Dev:	Full/Unfinished	Heat Type:	Forced Air	Air Cond Type:	Yes
Foundation:	Poured Concrete	Sewers:	Sewer (Municipal)	Fireplaces:	
Roof:	Fiberglass Shingle/	Water:	Municipal	Waterfront:	
Water Meter:		Wtr Sup Type:		Pool:	None
Laundry Access:		UFFI:		Retire Comm:	
#/Type of Garage:	1.5/Attached, Inside Entry		Total Parking Spaces: 3	Visitable:	
#/Driveway/Type:	2.0/Private Single Wide/Concrete		Assigned Spaces:	Add Month Fees:	
Parking:	Concrete			Energy Cert Level:	
Recreational Use:		Elevator YN: No	Soil Type:	Freehold w/Com Elem Fee:	

**Remarks**

Just like new with some big pluses. Built by Marken Homes this home features 9 foot ceilings, beautiful dark hand scraped solid hardwood floors, rich dark maple shaker style kitchen cabinets complete with an island, pantry, and under cabinet lighting. Out through the 8 foot patio doors you'll find a nicely finished 10x12 wood deck, poured concrete rear deck area, and a fully fenced rear yard with no rear neighbours. Upstairs there are 3 bedrooms and 2 full bathrooms featuring a master bathroom with ensuite. To finish off the spectacular build is a fully insulated basement with a roughed in bathroom, a framed in entertainment/fireplace area that is ready for drywall and some added touches to make it all your own. The exterior featured a poured concrete drive and professional landscaping. Note square footage, lot depth and measurements are approximate - purchaser to verify. Taxes have not yet been assessed.

**Property Features**

Features/Amenities: Auto Garage Door Remote(s) /  
Area Features: Major Highway  
Exclusions: Stove, Fridge, Washer, Dryer  
Elem Schools: PRINCESS MARGARET Sec Schools: STAMFORD COLLEGIATE

**Tax and Financial Information**

Roll#:	272506001304518	Assessment:	\$54,000/2016	Survey:	No
Pin#:	643120506	Taxes:	\$1/2015	Private Entrance:	
Legal Desc:	PT TWP LOT 125 STAMFORD PT 1, 59R15117 CITY OF NIAGARA FALLS				
Location:	Urban	Fronting On:		HST Applicable:	No

**Rooms Information**

Room	Level	Dimens Imperial	Features	Room	Level	Dimens Imperial	Features
Kitchen /Dining Room	M	20' 7" X 12' 4"	Hardwood floor, S	Living Room	M	13' 5" X 13' 7"	Hardwood floor
Bathroom	M		2-Piece	Master Bedroom	2	12' 5" X 13' "	Walk-in bath, W
Bedroom	2	10' 0" X 13' "		Bedroom	2	10' 0" X 10' "	
Bathroom	2		3-Piece	Bathroom	2		4-Piece

**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: