



117 NORTH Crescent

Single Family/Freehold/Sale

Price:

\$244,900

Port Colborne, ON L3K 2X6



MLS®#: 30538526 Status: **Active**
 Region: Niagara DOM: 1
 Municipality: 8 - Port Colborne / Wainfleet
 Neighbourhood: 878 - Sugarloaf
 Bldg Type/Style: Detached/Bungalow
 Age/Yr Built: 51-99 Years Basement: Yes
 Legal Desc: LT 75 PL 814 HUMBERSTONE; PORT COLBORNE
 Sq.Ft/Source: 1,250/LBO provided Bedrooms: 5 (2/3)
 Sq Ft Range: 1001 to 1500 Bathrooms: 1.0
 Acres/Range: < 0.5 Lot Front: 49.00 Feet
 Taxes/Year: \$3,045/2016 Lot Depth: 140.00 Feet
 Irregularities: Lot Shape: Rectangular
 Heat: Gas/Forced Air
 Water: Municipal/ Sewer: Sewer (Municipal)
 Brokerage: ROYAL LEPAGE NIAGARA R.E. CENTRE
 Directions: Take Rosemount to Ash or Sugarloaf to Jefferson - Cross Street: Rosemount and Ash

Next OH: **Public: Sun Sep 11, 2:00PM-4:00PM**

Property Details

Exterior:	Aluminum Siding, Stone	Heat Source:	Gas	Air Condition:	Central Air
Bsmt Size/Fn/Dev:	Full/Partially Finished	Heat Type:	Forced Air	Air Cond Type:	Yes
Foundation:	Concrete Block	Sewers:	Sewer (Municipal)	Fireplaces:	1 Wood
Roof:	Fiberglass Shingle/2015	Water:	Municipal	Waterfront:	None
Water Meter:	Yes	Wtr Sup Type:		Pool:	None
Laundry Access:		UFFI:		Retire Comm:	
#/Type of Garage:	1.5/Detached	Total Parking Spaces:	6	Visitable:	
#/Driveway/Type:	5.0/Mutual/Shared/Asphalt	Assigned Spaces:	1.5	Addl Month Fees:	
Parking:	Asphalt	Soil Type:		Energy Cert Level:	
Recreational Use:		Elevator YN:	No	Freehold w/Com Elem Fee:	

Remarks

Welcome to Port Colborne's West side and 117 North Crescent. You'll be proud to call this well maintained bungalow home. The layout out of this home features two huge main floor bedrooms, a cozy living room complete with a wood burning fireplace, a formal dining room right off of the kitchen for those who love to cook and entertain, and an updated 4 piece bath with a 3 piece acrylic tub. The high dry basement has 3 additional bedrooms, a large utility/laundry room, and a 6 year old furnace and AC. Out back you'll find a sunroom, a deck, a nice private yard, and of course a 1 1/2 car double deep garage complete with a heated workshop. Come have a look in person call today to book an appointment before it's gone!

Property Features

Features/Amenities:

Area Features: Level
 Inclusions: Fridge, Stove, Washer, Dryer, Dishwasher
 Elem Schools: Steele Street/St. Patrick's Sec Schools:

Tax and Financial Information

Roll#:	271101002406700	Assessment:	\$184,000/2016	Survey:	No
Pin#:	641590074	Taxes:	\$3,045/2016	Private Entrance:	
Legal Desc:	LT 75 PL 814 HUMBERSTONE; PORT COLBORNE			HST Applicable:	Yes
Location:	Urban	Fronting On:	North		

Rooms Information

Room	Level	Dimens Imperial	Features	Room	Level	Dimens Imperial	Features
Living Room	M	15' 3" X 13' 0"		Dining Room	M	12' 9" X 10' 10"	
Kitchen	M	12' 9" X 9' 10"		Master Bedroom	M	15' 5" X 11' 2"	
Bedroom	M	13' 2" X 9' 9"		Sunroom	M	11' 6" X 12' 8"	
Bathroom	M		4-Piece	Mud Room	M	9' 4" X 5' 7"	
Bedroom	B	10' 9" X 10' 2"		Bedroom	B	10' 9" X 11' 10"	
Bedroom	B	13' 10" X 10' 7"					

Listing Information

Commence Date:	09/08/2016	Deposit:	3-5%	Buy Option:	CDOM:	1
Sign:	Yes	Lockbox:	Yes	Credit Check:	SPIS:	No/No
Income Potential:	No	Payment:	/	Furnished:	Private:	