



626 King Street

Port Colborne, ON L3K 4H7

Single Family/Freehold/Sale

Price:

\$249,900



MLS®#: 30528922 Status: **Active**
 Region: Niagara DOM: 52
 Municipality: 8 - Port Colborne / Wainfleet
 Neighbourhood: 874 - Hwy 58/Main St.
 Bldg Type/Style: Detached/2 1/2 Storey
 Age/Yr Built: 51-99 Years/1917 Basement: Yes
 Legal Desc: PT LT 50 PL 777 HUMBERSTONE; PT LT 51 PL 777 HUMBERSTONE PT 1, 59R6209, T/W RO619912 ; PORT COLBORNE
 Sq.Ft/Source: 2,111/LBO provided Bedrooms: 4 (4+0)
 Sq Ft Range: 2001 to 3000 Bathrooms: 1.1
 Acres/Range: < 0.5 Lot Front: 62.50 Feet
 Taxes/Year: \$2,627/2015 Lot Depth: 80.65 Feet
 Irregularities: Lot Shape: Irregular
 Heat: Gas/Forced Air Sewer: Sewer (Municipal)
 Water: Municipal/
 Brokerage: ROYAL LEPAGE NIAGARA R.E. CENTRE
 Directions: Union St.

Property Details

Exterior:	Vinyl Siding	Heat Source:	Gas	Air Condition:	Central Air
Bsmt Size/Fn/Dev:	Partial Basement/Unfinished	Heat Type:	Forced Air	Air Cond Type:	Yes
Foundation:	Stone	Sewers:	Sewer (Municipal)	Fireplaces:	
Roof:	Fiberglass Shingle/20082015	Water:	Municipal	Waterfront:	
Water Meter:	Yes	Wtr Sup Type:		Pool:	None
Laundry Access:		UFFI:		Retire Comm:	
#/Type of Garage:	2.0/Detached	Total Parking Spaces:	6	Visitable:	
#/Driveway/Type:	4.0/Private Double Wide/Asphalt	Assigned Spaces:		Addl Month Fees:	
Parking:	Asphalt	Soil Type:		Energy Cert Level:	
Recreational Use:		Elevator YN:	No	Freehold w/Com Elem Fee:	

Remarks

Built in 1917 this beautiful character home has all the charm of yesteryear combined with the creature comforts afforded by today's standards, but what character home wouldn't be complete without the beauty of the old school craftsmanship, wide baseboards, beautiful wood trim, and gleaming hardwood floors? This 2111 square foot, 2 1/2 storey home features 3 large bedrooms with a 4th bedroom leading into a huge finished attic space, 1 1/2 bathrooms, high ceilings, a huge 24X20 double car insulated and heated garage, a full basement for storage, a large covered porch, high efficiency furnace, air conditioning, coffered ceiling in the kitchen, fully fenced yard, and much more.

Property Features

Features/Amenities:

Exclusions: Kitchen island

Tax and Financial Information

Roll#:	271103002909400	Assessment:	\$161,000/2012	Survey:	No
Pin#:		Taxes:	\$2,627/2015	Private Entrance:	
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Location:	Urban	Fronting On:		HST Applicable:	Included

Rooms Information

Room	Level	Dimens Imperial	Features	Room	Level	Dimens Imperial	Features
Eat in Kitchen	M	11' 5" X 19' 2"	Coffered Ceiling,	Dining Room	M	13' 2" X 13' 5"	
Living Room	M	10' 4" X 13' "		Den	M	12' 2" X 13' "	
Foyer	M	6' 8" X 9' 6"		Mud Room	M	5' 1" X 11' 2"	
Bathroom	M		2-Piece	Bedroom	2	11' 1" X 11' 3"	
Bedroom	2	11' 4" X 13' 2"		Bedroom	2	9' 8" X 13' 2"	
Bedroom	2	7' 2" X 11' 7"		Bathroom	2		4-Piece
Attic	3	15' 3" X 15' 6"					

Listing Information

Commence Date:	07/04/2016	Deposit:	2-5%	Buy Option:	CDOM:	52
Sign:	Yes	Lockbox:	Yes	Credit Check:	SPIS:	No/No
Income Potential:	No	Payment:	/	Furnished:	Private:	