



2468 Highway 3.  
Port Colborne, ON L3K 5V3

Single Family/Freehold/Sale

Price: \$199,900



MLS®#: 30544265 Status: **Active**  
 Region: Niagara DOM:  
 Municipality: 8 - Port Colborne / Wainfleet  
 Neighbourhood: 873 - Bethel  
 Bldg Type/Style: Detached/1 1/2 Storey  
 Age/Yr Built: 51-99 Years/1953 Basement: Yes  
 Legal Desc: PT LT 15 CON 2 HUMBERSTONE AS IN HU18239 ;  
 PORT COLBORNE  
 Sq.Ft/Source: 1,910/LBO provided Tot Bdrms: 3 (3+0)  
 Sq Ft Range: 1501 to 2000 Bathrooms: 1.0  
 Acres/Range: .470 / < 0.5 Lot Front: 80.00 Feet  
 Taxes/Year: \$2,648/2016 Lot Depth: 260.00 Feet  
 Irregularities: Lot Shape: Rectangular  
 Heat: Gas/Water  
 Water: Well/Cistern, Drilled Sewer: Septic  
 Well  
 Brokerage: ROYAL LEPAGE NIAGARA R.E. CENTRE  
 Directions: Killaly East

**Property Details**

Exterior:	Aluminum Siding, Board & Batten	Heat Source:	Gas	Air Condition:	None
Bsmt Size/Fn/Dev:	Full/Partially Finished	Heat Type:	Water	Air Cond Type:	No
Foundation:	Poured Concrete	Sewers:	Septic	Fireplaces:	
Roof:	Asphalt Shingle/2004	Water:	Well	Waterfront:	
Water Meter:	No	Wtr Sup Type:	Cistern, Drilled Well	Pool:	None
Laundry Access:		UFFI:		Retire Comm:	
#/Type of Garage:	1.0/Detached	Total Parking Spaces:	6	Visitable:	
#/Driveway/Type:	5.0/Front Yard, 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  
 Country living, friends, family, fun, and bonfires. 1910sq.ft. 3 bedrooms, 1 bath, 1 1/2 storey bright and spacious home with a huge galley kitchen for the inner chef, main floor laundry, two main floor bedrooms, and a huge bonus room hidden off the living room that covers the entire 2nd level (James Bond like). Minutes from Port Colborne, Gasline is a small community centrally located, close to everything, but still has a country feel. Entertaining in the backyard, bonfires, and acoustic guitars. Plant your own garden, have fun with friends entertaining in the house, invite everyone over for a drink...this is the life.

**Property Features**

Features/Amenities:  
 Other Structures: Workshop

**Tax and Financial Information**

Roll#:	271104000305200	Assessment:	\$160,000/2016	Survey:	No	
Pin#:	641730024	Taxes:	\$2,648/2016	Private Entrance:		
Legal Desc:	PT LT 15 CON 2 HUMBERSTONE AS IN HU18239 ; PORT COLBORNE				HST Applicable:	Included
Location:	Rural	Fronting On:	North			

**Rooms Information**

Room	Level	Dimens Imperial	Features	Room	Level	Dimens Imperial	Features
Kitchen	M	9' 8" X 19' 7"		Dining Room	M	11' 2" X 15' 7"	
Living Room	M	13' 4" X 19' 11"		Bedroom	M	10' 5" X 11' 3"	
Bedroom	M	10' 9" X 13' 0"		Bathroom	M		4-Piece
Sunroom	M	7' 8" X 15' 9"		Bedroom	2	13' 0" X 31' 0"	
Other	2	13' 0" X 17' 7"		Den	B	16' 7" X 18' 4"	

**Listing Information**

Commence Date:	10/16/2016	Deposit:	2-5%	Buy Option:	CDOM:
Sign:	Yes	Lockbox:	Yes	Credit Check:	SPIS:
Income Potential:	No	Payment:	/	Furnished:	Private:
					No/No

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

Client Full One Page Report

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