



19 CLASSIC Avenue
Welland, ON L3B 1P3

Single Family/Freehold/Sale

Price:

\$164,900



MLS®#: **30546755** Status: **Active**
 Region: **Niagara** DOM:
 Municipality: **7 - Welland**
 Neighbourhood: **770 - Lincoln / Crowland**
 Bldg Type/Style: **Semi-Detached/2 Storey**
 Age/Yr Built: **51-99 Years/1952** Basement: **Yes**
 Legal Desc: **LT 137 PL 951 ; WELLAND ; SUBJECT TO EXECUTION 92-11497, IF ENFORCEABLE.**
 Sq.Ft/Source: **1,128/LBO provided** Tot Bdrms: **3 (3+0)**
 Sq Ft Range: **1001 to 1500** Bathrooms: **0.0**
 Acres/Range: **.500 / < 0.5** Lot Front: **30.00 Feet**
 Taxes/Year: **\$1,671/2016** Lot Depth: **104.00 Feet**
 Irregularities: Lot Shape: **Rectangular**
 Heat: **Gas/Forced Air** Sewer: **Sewer (Municipal)**
 Water: **Municipal/**

Brokerage: **ROYAL LEPAGE NIAGARA R.E. CENTRE**
 Directions: **Near: LINCOLN - Cross Street: Lincoln St**

Next OH: **Public: Sun Nov 6, 2:00PM-4:00PM**

Property Details

Exterior:	Brick Front, 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:	Concrete Block	Sewers:	Sewer (Municipal)	Fireplaces:	
Roof:	Fiberglass Shingle/2008	Water:	Municipal	Waterfront:	
Water Meter:	Yes	Wtr Sup Type:		Pool:	None
Laundry Access:		UFFI:	No	Retire Comm:	
#/Type of Garage:	/None	Total Parking Spaces:	3	Visitable:	
#/Driveway/Type:	3.0/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					

WOW! Tired of looking? This 3 bedroom, 1 1/2 Storey Semi-detached home is ready for you to turn the key, come on in and just relax...A ton of hard work has been done in the last couple months to freshen this house right up. With all new dark wood laminate on the main floor and gorgeous cushy carpeting upstairs, new lighting, countertop, sink and flooring in the bathroom, fresh paint throughout the entire house, all new baseboard and trim...the list goes on...get in here and take a look!!

Property Features

Features/Amenities:
 Inclusions: **Fridge, Stove, dishwasher, Washer and Dryer**
 Exclusions: **stools in kitchen**

Tax and Financial Information

Roll#:	271905000907101	Assessment:	\$104,000/2016	Survey:	No
Pin#:		Taxes:	\$1,671/2016	Private Entrance:	
Legal Desc:	LT 137 PL 951 ; WELLAND ; SUBJECT TO EXECUTION 92-11497, IF ENFORCEABLE.	Fronting On:	East	HST Applicable:	Included
Location:	Urban				

Rooms Information

Room	Level	Dimens Imperial	Features	Room	Level	Dimens Imperial	Features
Living Room	M	12' 4" X 11' 7"		Dining Room	M	9' 0" X 11' 7"	
Kitchen	M	10' 0" X 9' 11"		Bedroom	2	11' 10" X 9' 10"	
Bedroom	2	9' 7" X 7' 7"		Bedroom	2	9' 3" X 7' 7"	

Listing Information

Commence Date:	11/03/2016	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

Date Printed: 11/03/2016