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**11031 LAKESHORE Road** Single Family/Freehold/Sale  
**Wainfleet, ON L3K 5V4**

Price: **\$345,000**



MLS®#: **30550822** Status: **Active**  
 Region: **Niagara** DOM: **3**  
 Municipality: **8 - Port Colborne / Wainfleet**  
 Neighbourhood: **875 - Marshville/Winger**  
 Bldg Type/Style: **Detached/Bungalow**  
 Age/Yr Built: **51-99 Years/1958** Basement: **No**  
 Legal Desc: **PT LT 10, CON 1, Wainfleet AS IN RO638090 ; WAINFLEE**  
 Sq.Ft/Source: **504/Public Records** Tot Bdrms: **3 (3+0)**  
 Sq Ft Range: **501 to 1000** Bathrooms: **1.0**  
 Acres/Range: **< 0.5** Lot Front: **46.50 Feet**  
 Taxes/Year: **\$3,293/2016** Lot Depth: **325.00 Feet**  
 Irregularities: Lot Shape: **Rectangular**  
 Heat: **Gas/Other**  
 Water: **Other/Cistern** Sewer: **Septic**  
 Brokerage: **ROYAL LEPAGE NIAGARA R.E. CENTRE**  
 Directions: **RATHFON INN, WEST ON LAKESHORE WEST, JUST PAST RATHFON INN - Cross Street: Rathfon Road**

**Property Details**

Exterior: <b>Wood</b>	Heat Source: <b>Gas</b>	Air Condition: <b>None</b>
Bsmt Size/Fn/Dev: <b>None</b>	Heat Type: <b>Other</b>	Air Cond Type: <b>No</b>
Foundation: <b>Other</b>	Sewers: <b>Septic</b>	Fireplaces: <b>1 Natural Gas</b>
Roof: <b>Fiberglass Shingle/2009</b>	Water: <b>Other</b>	Waterfront: <b>Direct</b>
Water Meter: <b>No</b>	Wtr Sup Type: <b>Cistern</b>	Pool: <b>None</b>
Laundry Access: <b>/None</b>	UFFI: <b>No</b>	Retire Comm: <b>None</b>
#/Type of Garage: <b>8.0/Private Single Wide/Gravel</b>	Total Parking Spaces: <b>8</b>	Visible: <b>None</b>
#/Driveway/Type: <b>Gravel</b>	Assigned Spaces: <b>8</b>	Addl Month Fees: <b>None</b>
Parking: <b>Gravel</b>	Soil Type: <b>None</b>	Energy Cert Level: <b>None</b>
Recreational Use: <b>Yes</b>	Elevator YN: <b>No</b>	Freehold w/Com Elem Fee: <b>No</b>

**Dreaming of lakefront living? Want to design your dream home on the lake? Looking for a little cottage for a weekend getaway? If you envision your days on the lake enjoying family, lakefront sunsets, and strolls down the sandy beach, this place is a really good start...Welcome to 11031 Lakeshore Road located on one of the most desirable sandy beaches along Lake Erie with many newer builds, and newly renovated lakefront homes along this stretch of beach. Act quick. Lake Erie offers one of the few places left in Ontario where you can buy waterfront this cheap.**

**Property Features**

Features/Amenities:  
 Area Features: **Beach, Lake Access**  
 Other Structures: **Shed**

**Tax and Financial Information**

Roll#: <b>271400000214900</b>	Assessment: <b>\$230,000/2016</b>	Survey: <b>Yes 1992</b>
Pin#: <b>640200139</b>	Taxes: <b>\$3,293/2016</b>	Private Entrance: <b>None</b>
Legal Desc: <b>PT LT 10, CON 1, Wainfleet AS IN RO638090 ; WAINFLEE</b>	Fronting On: <b>South</b>	HST Applicable: <b>Included</b>
Location: <b>Rural</b>		

**Rooms Information**

Room	Level	Dimens Imperial	Features	Room	Level	Dimens Imperial	Features
<b>Kitchen /Dining Room</b>	<b>M</b>	<b>8' 9" X 25' 0"</b>		<b>Bedroom</b>	<b>M</b>	<b>7' 0" X 8' 0"</b>	
<b>Bedroom</b>	<b>M</b>	<b>7' 0" X 8' 0"</b>		<b>Bedroom</b>	<b>M</b>	<b>7' 0" X 8' 0"</b>	
<b>Bathroom</b>	<b>M</b>		<b>3-Piece</b>				

**Listing Information**

Commence Date: <b>12/07/2016</b>	Deposit: <b>3-5%</b>	Buy Option: <b>None</b>	CDOM: <b>3</b>
Sign: <b>Yes</b>	Lockbox: <b>Yes</b>	Credit Check: <b>None</b>	SPIS: <b>No/No</b>

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

**Client Full One Page Report**

**Date Printed: 12/10/2016**