

**13 WAVELL Court**  
Welland, ON L3B 2E6

Single Family/Freehold/Sale

Price: \$169,900



MLS®#: 30558897 Status: **Active**  
 Region: Niagara DOM: 1  
 Municipality: 7 - Welland  
 Neighbourhood: 770 - Lincoln / Crowland  
 Bldg Type/Style: Detached/1 1/2 Storey  
 Age/Yr Built: 51-99 Years/1942 Basement: Yes  
 Legal Desc: LT 43 PL 973 , S/T RO565461 ; WELLAND  
 Sq.Ft/Source: 1,100/Public Records Tot Bdrms: 4 (4+0)  
 Sq Ft Range: 1001 to 1500 Bathrooms: 1.0  
 Acres/Range: < 0.5 Lot Front: 100.00 Feet  
 Taxes/Year: \$1,770/2016 Lot Depth: 40.00 Feet  
 Irregularities: Lot Shape: Rectangular  
 Heat: Gas/Forced Air  
 Water: Municipal/ Sewer: Sewer (Municipal)  
 Brokerage: ROYAL LEPAGE NIAGARA R.E. CENTRE  
 Directions: Lincoln

Next OH: **Public: Sun Feb 26, 2:00PM-4:00PM**

**Property Details**

|                   |                                |                       |                   |                          |             |
|-------------------|--------------------------------|-----------------------|-------------------|--------------------------|-------------|
| Exterior:         | Vinyl Siding                   | Heat Source:          | Gas               | Air Condition:           | Central Air |
| Bsmt Size/Fn/Dev: | Crawl Space/Unfinished         | Heat Type:            | Forced Air        | Air Cond Type:           | Yes         |
| Foundation:       | Other                          | Sewers:               | Sewer (Municipal) | Fireplaces:              |             |
| Roof:             | Fiberglass Shingle/2011        | Water:                | Municipal         | Waterfront:              |             |
| Water Meter:      | Yes                            | Wtr Sup Type:         |                   | Pool:                    | None        |
| Laundry Access:   |                                | UFFI:                 |                   | Retire Comm:             |             |
| #/Type of Garage: | 0.0/None                       | Total Parking Spaces: | 1                 | VisitAble:               |             |
| #/Driveway/Type:  | 1.0/Private Single Wide/Gravel | Assigned Spaces:      |                   | Add Month Fees:          |             |
| Parking:          | Gravel                         | Soil Type:            |                   | Energy Cert Level:       |             |
| Recreational Use: |                                | Elevator YN:          | No                | Freehold w/Com Elem Fee: |             |

**Remarks**

Back in 2011 this place was completely redone from top to bottom. Every part of this property was brought back to life and made a home for a young family that has now grown and must reluctantly sell. With 4 bedrooms, 2 on the main floor, and 1100 square feet this home has a lot to offer. Walking distance to groceries, bank, good schools, and more. Updates in 2011 include kitchen, bathroom, windows, all new insulation and vapour barrier, new electrical throughout including a new 100 amp breaker panel done with ESA certificate, new vinyl siding, fibre glass roof, sealed crawl space, newer furnace and AC unit and much much more. 6 years, 2 kids, and a dog have given it a bit of character and with some love and neutral colours, it looks like new again. Nestled on a corner lot with a large fenced yard, a huge pine tree, stamped concrete patio deck and a cute covered front porch all at an affordable price in today's market. Act fast so you don't miss out.

**Property Features**

**Features/Amenities:**

Inclusions: Fridge, Stove, Dishwasher, Over the Range Microwave (All in "As Is" condition)

**Tax and Financial Information**

|             |                                       |              |                |                   |          |
|-------------|---------------------------------------|--------------|----------------|-------------------|----------|
| Roll#:      | 271905000800600                       | Assessment:  | \$124,000/2017 | Survey:           | No       |
| Pin#:       | 641200047                             | Taxes:       | \$1,770/2016   | Private Entrance: |          |
| Legal Desc: | LT 43 PL 973 , S/T RO565461 ; WELLAND | Fronting On: | East           | HST Applicable:   | Included |
| Location:   | Urban                                 |              |                |                   |          |

**Rooms Information**

| <u>Room</u> | <u>Level</u> | <u>Dimens Imperial</u> | <u>Features</u> | <u>Room</u> | <u>Level</u> | <u>Dimens Imperial</u> | <u>Features</u> |
|-------------|--------------|------------------------|-----------------|-------------|--------------|------------------------|-----------------|
| Kitchen     | M            | 9' 5" X 12' 0"         |                 | Living Room | M            | 12' 0" X 15' 5"        |                 |
| Bedroom     | M            | 7' 5" X 13' 5"         |                 | Bedroom     | M            | 8' 0" X 11' 5"         |                 |
| Mud Room    | M            | 5' 0" X 11' 5"         |                 | Bathroom    | M            |                        | 4-Piece         |
| Bedroom     | 2            | 8' 0" X 15' 0"         |                 | Bedroom     | 2            | 12' 0" X 15' 0"        |                 |

**Listing Information**

|                |            |          |      |               |       |       |
|----------------|------------|----------|------|---------------|-------|-------|
| Commence Date: | 02/23/2017 | Deposit: | 2-5% | Buy Option:   | CDOM: | 1     |
| Sign:          | Yes        | Lockbox: | Yes  | Credit Check: | SPIS: | No/No |

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

Client Full One Page Report

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