

193 SCHOLFIELD Avenue Single Family/Freehold/Sale
 Port Colborne, ON L3K 5T3

Price: \$299,900



MLS®#: 30570540 Status: **Active**
 Region: Niagara DOM:
 Municipality: 8 - Port Colborne / Wainfleet
 Neighbourhood: 878 - Sugarloaf
 Bldg Type/Style: Detached/Bungalow
 Age/Yr Built: 51-99 Years/1959 Basement: Yes
 Legal Desc: LT 62 PL 879 PORT COLBORNE ; S/T R081878
 PORT COLBORNE
 Sq.Ft/Source: 1,080/Public Records Tot Bdrms: 3 (3+0)
 Sq Ft Range: 1001 to 1500 Bathrooms: 1.0
 Acres/Range: < 0.5 Lot Front: 60.89 Feet
 Taxes/Year: \$2,996/2017 Lot Depth: 135.00 Feet
 Irregularities: Lot Shape: Rectangular
 Heat: Gas/Forced Air
 Water: Municipal/ Sewer: Sewer (Municipal)
 Brokerage: ROYAL LEPAGE NIAGARA R.E. CENTRE
 Directions: Stanley

Property Details

Exterior:	Brick	Heat Source:	Gas	Air Condition:	Central Air
Bsmt Size/Fn/Dev:	Full/Fully Finished	Heat Type:	Forced Air	Air Cond Type:	Yes
Foundation:	Concrete Block	Sewers:	Sewer (Municipal)	Fireplaces:	
Roof:	Fiberglass Shingle/2015	Water:	Municipal	Waterfront:	
Water Meter:	Yes	Wtr Sup Type:		Pool:	None
Laundry Access:		UFFI:		Retire Comm:	
#/Type of Garage:	1.5/Detached	Total Parking Spaces:	4	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:	No

Remarks

Located in the family friendly West side of Port Colborne, this all brick bungalow features 3 large bedrooms with a closet in each room, hardwood floors throughout the main level, 2 full kitchens, a huge recreational room, a roughed in bathroom in the finished basement, an awesome yard, and a 1 1/2 car block garage. Updates include a tastefully renovated bathroom with tiled tub surround, fiberglass architectural shingles 2015, newer vinyl windows, a maintenance free exterior, newer custom red and white oak cabinets in the basement kitchen, furnace and AC in 2010. Offers to be presented on May 1st at 7pm.

Property Features

Features/Amenities: Central Vacuum /
 Other Structures: Multiple Kitchens
 Inclusions: Fridge and stove upstairs, stove, dishwasher and OTR microwave downstairs, washing machine and dryer, central vac and attachments

Tax and Financial Information

Roll#:	271101002708700	Assessment:	\$181,000/2017	Survey:	No
Pin#:	644030224	Taxes:	\$2,996/2017	Private Entrance:	
Legal Desc:	LT 62 PL 879 PORT COLBORNE ; S/T R081878 PORT COLBORNE			HST Applicable:	Included
Location:	Urban	Fronting On:	East		

Rooms Information

Room	Level	Dimens Imperial	Features	Room	Level	Dimens Imperial	Features
Eat in Kitchen	M	9' 5" X 16' 9"		Living Room	M	13' 3" X 16' 7"	
Bedroom	M	8' 11" X 10' 0"		Bedroom	M	10' 0" X 11' 5"	
Bedroom	M	9' 5" X 11' 10"		Bathroom	M		4-Piece
Eat in Kitchen	B	10' 8" X 18' 8"		Recreation Room	B	11' 4" X 31' 4"	
Laundry Room	B	11' 7" X 26' 0"		Other	B	6' 9" X 8' 5"	Roughed-In

Listing Information

Commence Date:	04/27/2017	Deposit:	3-5%	Buy Option:	CDOM:
Sign:	Yes	Lockbox:	Yes	Possession:	SPIS:
					No/No

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

Client Full One Page Report

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