

4 WAVELL Court  
Welland, ON L3B 2E2

Single Family/Freehold/Sale

Price: \$199,900



MLS®#: 30568225 Status: Active  
 Region: Niagara DOM:  
 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: LOT 151, PLAN 973  
 Sq.Ft/Source: 1,209/Public Records Tot Bdrms: 2 (2+0)  
 Sq Ft Range: 1001 to 1500 Bathrooms: 2.0  
 Acres/Range: < 0.5 Lot Front: 100.00 Feet  
 Taxes/Year: \$2,281/2016 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

Property Details

Exterior:	Vinyl Siding	Heat Source:	Gas	Air Condition:	Central Air
Bsmt Size/Fn/Dev:	Full/Partially Finished	Heat Type:	Forced Air	Air Cond Type:	Yes
Foundation:	Concrete Block	Sewers:	Sewer (Municipal)	Fireplaces:	
Roof:	Fiberglass Shingle/2009	Water:	Municipal	Waterfront:	
Water Meter:	Yes	Wtr Sup Type:		Pool:	None
Laundry Access:		UFFI:	No	Retire Comm:	
#/Type of Garage:	1.5/Detached	Total Parking Spaces:	3	VisitAble:	
#/Driveway/Type:	2.0/Private Double Wide/Asphalt	Assigned Spaces:	1.5	Addl Month Fees:	
Parking:	Asphalt	Soil Type:		Energy Cert Level:	
Recreational Use:		Elevator YN:	No	Freehold w/Com Elem Fee:	No

Remarks

Welcome to 4 Wavell Court located minutes from great schools, shopping, and highways with a playground just one short block away. What a great starter home or rental! This home features a huge eat in kitchen, a main floor bedroom, 2 full bathrooms, and an awesome 1 1/2 car garage/man cave. Not to mention this home has a full basement with a second kitchen. Enjoy your own secluded get-away on the second level. Just a few steps up to the second storey you'll enter a cute office nook for those weekend grinds or to cozy up in a blanket and read a great book...located right off of a large bedroom complete with a walk in closet. The basement can be accessed from the driveway side of the home through a separate entrance and features a full kitchen, a second 3 piece bath, and plenty of room to entertain. This space is currently used as a 3 bedroom area. This could easily be a teenagers own personal hangout or a second living space. The possibilities are up to your imagination. Updates/features include furnace 2003, roof 2009, newer insulated garage door, nicely finished garage/man cave, fully fenced yard, and a paved double wide driveway. Offers to be presented Tuesday April 25 at 8:00 pm Showings are to be booked in allotted times only: Friday 2-6, Saturday 11-3, Sunday 12-4 (these are not open houses, please call to schedule your appointment)

Property Features

Features/Amenities:

Inclusions: Fridge, Dishwasher, OTR Microwave, Washer and Dryer - ALL IN "AS IS" CONDITION  
 Exclusions: Stainless Steel Stove - Seller can replace with a used white stove (picture included in attachments) Also in 'as is" condition

Tax and Financial Information

Roll#:	271905000800400	Assessment:	\$142,000/2016	Survey:	No
Pin#:		Taxes:	\$2,281/2016	Private Entrance:	
Legal Desc:	LOT 151, PLAN 973	Fronting On:	West	HST Applicable:	Included
Location:	Urban				

Rooms Information

Room	Level	Dimens Imperial	Features	Room	Level	Dimens Imperial	Features
Kitchen	M	15' 5" X 18' 0"		Living Room	M	13' 0" X 13' 7"	
Bedroom	M	10' 7" X 13' 7"		Bathroom	M		4-Piece
Bedroom	2	11' 7" X 14' 11"		Office	2	56' 5" X 11' 8"	
Kitchen /Dining Room	B	18' 9" X 22' 5"		Bathroom	B		3-Piece

Listing Information

Commence Date:	04/18/2017	Deposit:	2-5%	Buy Option:	CDOM:
Sign:	Yes	Lockbox:	Yes	Possession:	07/03/17 SPIS: No/No

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

Client Full One Page Report

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