



108 KNOLL Street
Port Colborne, ON L3K 5A9

Single Family/Freehold/Sale

Price:

\$152,900



MLS®#: **30579302** Status: **Active**
 Region: **Niagara** DOM:
 Municipality: **8 - Port Colborne / Wainfleet**
 Neighbourhood: **874 - Hwy 58/Main St.**
 Bldg Type/Style: **Detached/1 1/2 Storey**
 Age/Yr Built: **51-99 Years/1954** Basement: **Yes**
 Legal Desc: **LT 212 PL 797 HUMBERSTONE; PT LT 213 PL 797 HUMBERSTONE AS IN HU19602 ; PORT COLBORNE**
 Sq.Ft/Source: **1,278/LBO provided** Tot Bdrms: **3 (3+0)**
 Sq Ft Range: **1001 to 1500** Bathrooms: **1.1**
 Acres/Range: **< 0.5** Lot Front: **45.00 Feet**
 Taxes/Year: **\$2,126/2017** Lot Depth: **97.00 Feet**
 Irregularities: Lot Shape: **Rectangular**
 Heat: **Gas/Forced Air** Sewer: **Sewer (Municipal)**
 Water: **Municipal/**

Brokerage: **ROYAL LEPAGE NIAGARA R.E. CENTRE**
 Directions: **Highland**

Next OH: **Public: Sun Jun 11, 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:	Concrete Block	Sewers:	Sewer (Municipal)	Fireplaces:	
Roof:	Asphalt Shingle/2005	Water:	Municipal	Waterfront:	
Water Meter:	Yes	Wtr Sup Type:		Pool:	None
Laundry Access:		UFFI:		Retire Comm:	
#/Type of Garage:	/None	Total Parking Spaces:	3	VisitAble:	
#/Driveway/Type:	3.0/Private Single Wide/Asphalt	Assigned Spaces:		Addl Month Fees:	
Parking:	Asphalt	Soil Type:		Energy Cert Level:	
Recreational Use:		Elevator YN:	No	Freehold w/Com Elem Fee:	No

Huge potential!! With 3 large bedrooms and two baths, all located on a quiet street in the West end of Port Colborne. Updates include new main floor carpet, roof 2005 on main part of house, furnace and AC in 2001, most main floor vinyl windows in 1998, and a ton of potential. Even the kitchen cupboards have had a facelift adding white melamine cabinets. With a little elbow grease and imagination you could hugely increase the value of this home. ? We priced this one to leave room for the upgrades. With a great layout and generous room sizes you can make this place pop!!? You've been watching those HGTV shows and keeping an eye on pinterest...now's the time to put all those great ideas to use.

Property Features

Features/Amenities:
 Other Structures: **Shed**
 Inclusions: **Fridge, Stove, washer dryer, freezer**
 Exclusions: **none**

Tax and Financial Information

Roll#:	271103003409400	Assessment:	\$127,500/2017	Survey:	No	
Pin#:	641440063	Taxes:	\$2,126/2017	Private Entrance:		
Legal Desc:	LT 212 PL 797 HUMBERSTONE; PT LT 213 PL 797 HUMBERSTONE AS IN HU19602 ; PORT COLBORNE				HST Applicable:	Included
Location:	Urban	Fronting On:	East			

Rooms Information

Room	Level	Dimens Imperial	Features	Room	Level	Dimens Imperial	Features
Kitchen	M	7' 11" X 19' 0"		Living Room	M	11' 1" X 24' 4"	
Mud Room	M	9' 4" X 9' 7"		Bathroom	M		2-Piece
Bedroom	2	10' 4" X 10' 4"		Bedroom	2	10' 4" X 13' 7"	
Bedroom	2	8' 8" X 10' 0"		Bathroom	2		3-Piece

Listing Information

Commence Date:	06/04/2017	Deposit:	2-5%	Buy Option:	CDOM:
Sign:	Yes	Lockbox:	Yes	Possession:	SPIS:
Income Potential:	No	Payment:	/	Furnished:	Private: