



148 CHIPPAWA Road Single Family/Freehold/Sale
Port Colborne, ON L3K 1T5

Price: **\$289,900**



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MLS@#: **30581938** 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/1934** Basement: **Yes**
Legal Desc: **PT LT 26 CON 2 HUMBERSTONE AS IN RO410058 ; PORT COLBORNE**
Sq.Ft./Source: **1,390/LBO provided** Tot Bdrms: **3 (3+0)**
Sq Ft Range: **1001 to 1500** Bathrooms: **1.0**
Acres/Range: **< 0.5** Lot Front: **80.00 Feet**
Taxes/Year: **\$2,350/2017** Lot Depth: **250.00 Feet**
Irregularities: Lot Shape: **Rectangular**
Heat: **Gas/Forced Air** Sewer: **Sewer (Municipal)**
Water: **Municipal/**
Brokerage: **ROYAL LEPAGE NIAGARA R.E. CENTRE**
Directions: **Hwy 140**

Next OH: **Public: Sun Jun 18, 2:00PM-4:00PM**

Property Details

Exterior:	Vinyl Siding	Heat Source:	Gas	Air Condition:	Central Air
Bsmt Size/Fn/Dev:	Full/Unfinished	Heat Type:	Forced Air	Air Cond Type:	Yes
Foundation:	Concrete Block	Sewers:	Sewer (Municipal)	Fireplaces:	
Roof:	Fiberglass Shingle/	Water:	Municipal	Waterfront:	
Water Meter:	Yes	Wtr Sup Type:		Pool:	None
Laundry Access:		UFFI:		Retire Comm:	
#/Type of Garage:	2.0/Detached	Total Parking Spaces:	10	VisitAble:	
#/Driveway/Type:	8.0/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

Remarks
This 1390 sq/ft home is located on a huge 250 foot deep country like lot with no rear neighbours. Enjoy evenings on the 12X21 back deck or sit out on the sprawling front covered porch to enjoy your morning coffee. This home features an updated kitchen with some stainless steel appliances, oak cabinetry, and an eat in dining area that suits this home perfectly. Of course what home wouldn't be complete without a formal dining room and a large living area full of the classic charm of homes built in this era... a home anyone would be proud to own and entertain in. Climbing the stairs to the second storey you'll find a full 4 piece bathroom and a family friendly, 3 bedroom layout, each room coming with it's own closet Something not so common back in the day. One of the bonuses of this property is the large double car garage with it's own 60 amp service. Great for a workshop or the car buff. This home is located just minutes to everything, a short walk to the shipping canal, walking trails, and one of the first Dairy Queens.

Property Features

Features/Amenities:
Inclusions: **Fridge, Stove, Dishwasher, OTR microwave, washer, dryer, freezer, window coverings, all in "AS IS" condition**
Exclusions: **None**

Tax and Financial Information

Roll#:	271102001603900	Assessment:	\$141,000/2017	Survey:	No
Pin#:	641500026	Taxes:	\$2,350/2017	Private Entrance:	
Legal Desc:	PT LT 26 CON 2 HUMBERSTONE AS IN RO410058 ; PORT COLBORNE	Fronting On:	West	HST Applicable:	Included

Rooms Information

Room	Level	Dimens Imperial	Features	Room	Level	Dimens Imperial	Features
Kitchen	M	11' 10" X 15' 9"		Dinette	M	7' 6" X 12' 0"	
Dining Room	M	10' 4" X 10' 9"		Living Room	M	12' 1" X 13' 11"	
Bedroom	2	9' 3" X 13' 4"		Bedroom	2	10' 5" X 6' 9"	
Bedroom	2	9' 5" X 11' 1"		Bathroom	2		4-Piece

Listing Information

Commence Date:	06/15/2017	Deposit:	2-5%	Buy Option:	CDOM:
Sign:	Yes	Lockbox:	No	Possession:	SPIS:
Income Potential:	No	Payment:	/	Furnished:	Private:

Prepared By:

Client Full One Page Report

Date Printed: 06/15/2017

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