

95 CAMBRIDGE Road
Fort Erie, ON LOS 1B0

Single Family/Freehold/Sale

Price:

\$249,500



MLS®#: 30583644 Status: Active
 Region: Niagara DOM: 1
 Municipality: 3 - Fort Erie
 Neighbourhood: 334 - Crystal Beach / Ridgeway
 Bldg Type/Style: Detached/1 1/2 Storey
 Age/Yr Built: 51-99 Years/1925 Basement: Yes
 Legal Desc: PT LT 298 PL 370 BERTIE AS IN RO651020; FORT ERIE
 Sq.Ft/Source: 1,240/LBO provided Tot Bdrms: 3 (3+0)
 Sq Ft Range: 1001 to 1500 Bathrooms: 1.0
 Acres/Range: < 0.5 Lot Front: 28.48 Feet
 Taxes/Year: \$1,686/2017 Lot Depth: 80.00 Feet
 Irregularities: Lot Shape: Rectangular
 Heat: Gas/Forced Air
 Water: Municipal/ Sewer: Sewer (Municipal)
 Brokerage: ROYAL LEPAGE NIAGARA R.E. CENTRE
 Directions: Ridgeway & Shannon

Next OH: Public: Sun Jun 25, 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:	None	Sewers:	Sewer (Municipal)	Fireplaces:	
Roof:	Fiberglass Shingle/	Water:	Municipal	Waterfront:	
Water Meter:		Wtr Sup Type:		Pool:	None
Laundry Access:		UFFI:		Retire Comm:	
#/Type of Garage:	/None	Total Parking Spaces:	2	VisitAble:	
#/Driveway/Type:	2.0/Private Double Wide/Gravel	Assigned Spaces:		Add Month Fees:	
Parking:	Gravel	Soil Type:		Energy Cert Level:	
Recreational Use:		Elevator YN:	No	Freehold w/Com Elem Fee:	No

Remarks

Professionally renovated, updated, and ready for the next person to call this beautiful place a home. Come enjoy the historical feel of Crystal Beach with a modern, clean cottage feel all packaged into a stunning 1240 sq ft home. The upstairs has 3 full bedrooms with the main floor offering a fresh open concept that won't disappoint. Even the bathroom got a fun facelift with new tiles and a glass shower door. If being in the South Coast of Niagara is in your cards...come check out 95 Cambridge.

Property Features

Features/Amenities:

Inclusions: Fridge, Stove, Dishwasher, washing machine, dryer

Tax and Financial Information

Roll#:	270303000319800	Assessment:	\$116,750/2017	Survey:	No
Pin#:	644630098	Taxes:	\$1,686/2017	Private Entrance:	
Legal Desc:	PT LT 298 PL 370 BERTIE AS IN RO651020; FORT ERIE				
Location:	Urban	Fronting On:		HST Applicable:	Included

Rooms Information

Room	Level	Dimens Imperial	Features	Room	Level	Dimens Imperial	Features
Kitchen	M	8' 5" X 15' 1"		Dining Room	M	8' 11" X 9' 7"	
Living Room	M	13' 7" X 13' 11"		Laundry Room	M	8' 1" X 8' 6"	
Bathroom	M		4-Piece	Bedroom	2	10' 4" X ' 13"	
Bedroom	2	8' 5" X 9' 3"		Bedroom	2	8' 7" X 9' 3"	

Listing Information

Commence Date:	06/23/2017	Deposit:	2-5%	Buy Option:	CDOM:	1
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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