

86 VICTORIA Street

Port Colborne, ON L3K2Y4

Single Family/Freehold/Sale

Price:

\$199,900



MLS®#: 30584967 Status: **Active**
 Region: Niagara DOM:
 Municipality: 8 - Port Colborne / Wainfleet
 Neighbourhood: 878 - Sugarloaf
 Bldg Type/Style: Detached/2 Storey
 Age/Yr Built: 100+ Years/1880 Basement: Yes
 Legal Desc: PT LT 5 W/S CATHARINE ST PL 848 PORT COLBORNE AS IN RO746901 ; PORT COLBORNE
 Sq.Ft/Source: 1,545/LBO provided Tot Bdrms: 3 (3+0)
 Sq Ft Range: 1501 to 2000 Bathrooms: 1.1
 Acres/Range: < 0.5 Lot Front: 40.00 Feet
 Taxes/Year: \$2,267/2017 Lot Depth: 66.00 Feet
 Irregularities: Lot Shape: Rectangular
 Heat: Gas/Forced Air
 Water: Municipal/ Sewer: Sewer (Municipal)
 Brokerage: ROYAL LEPAGE NIAGARA R.E. CENTRE
 Directions: Elm St

Next OH: **Public: Sun Jul 9, 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:	Stone	Sewers:	Sewer (Municipal)	Fireplaces:	
Roof:	Asphalt Shingle, Fiberglass Shingle/	Water:	Municipal	Waterfront:	
Water Meter:	Yes	Wtr Sup Type:		Pool:	None
Laundry Access:		UFFI:	No	Retire Comm:	
#/Type of Garage:	/None	Total Parking Spaces:	2	VisitAble:	
#/Driveway/Type:	2.0/Private Single Wide/Asphalt	Assigned Spaces:		Addl Month Fees:	
Parking:	Asphalt	Energy Cert Level:		Freehold w/Com Elem Fee:	No
Recreational Use:		Elevator YN:	No	Soil Type:	

Remarks
 A little piece of history transformed into a modern day stunner. Located in a quiet, kid friendly neighbourhood only a few short blocks from Lake Erie's HH Knoll Park and Friday's Farmer's market. Back in 2010 this 137 year old home received an incredible facelift with stunning dark hardwood floors throughout the main floor, 800 series doors, main floor laundry off the new kitchen, and an open concept main floor. On the second level you'll find a huge master bedroom complete with his and hers closets, a beautiful bathroom featuring a 48X72 Jacuzzi tub with ensuite privileges and that's not all! There is room for guests or the kids in the two additional bedrooms. Completely updated plumbing, electrical, all new insulation and vapour barrier, and new high efficiency forced air furnace and AC all done 7 years ago and much more. Come have a look...you won't be disappointed.

Property Features

Features/Amenities:
 Inclusions: Fridge, Stove, Dishwasher, OTR Microwave
 Exclusions: Curtains in Living room and Mirror in upstairs bathroom

Tax and Financial Information

Roll#:	271101001806300	Assessment:	\$136,000/2017	Survey:	No
Pin#:		Taxes:	\$2,267/2017	Private Entrance:	
Legal Desc:	PT LT 5 W/S CATHARINE ST PL 848 PORT COLBORNE AS IN RO746901 ; PORT COLBORNE	Fronting On:	South	HST Applicable:	No
Location:	Urban				

Rooms Information

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

Listing Information

Commence Date:	07/06/2017	Deposit:	2-5%	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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