



[5138 MORRISON Street](#) Single Family/Freehold/Sale
Niagara Falls, ON L2E 2E1

Price: \$274,900



MLS®#: 30598290 Status: **Active**
 Region: Niagara DOM:
 Municipality: 2 - Niagara Falls
 Neighbourhood: 212 - Morrison
 Bldg Type/Style: Detached/2 Storey
 Age/Yr Built: 51-99 Years/1924 Basement: Yes
 Legal Desc: LT 67 PL 316 TOWN OF NIAGARA FALLS ; NIAGARA FALLS
 Sq.Ft/Source: 1,458/LBO provided Tot Bdrms: 3 (3+0)
 Sq Ft Range: 1001 to 1500 Bathrooms: 1.0
 Acres/Range: < 0.5 Lot Front: 36.00 Ft
 Taxes/Year: \$2,367/2017 Lot Depth: 120.00 Ft
 Irregularities: Lot Shape: Rectangular
 Heat: Gas/Forced Air Sewer: Sewer (Municipal)
 Water: Municipal/
 Brokerage: ROYAL LEPAGE NIAGARA R.E. CENTRE
 CrossSt/Dir: In between 4th Avenue and 5th Avenue

Property Details

Exterior:	Vinyl Siding	Heat Source:	Gas	Air Cond Type:	Central Air
Bsmt Size/Fn/Dev:	Full/Unfinished	Heat Type:	Forced Air	Air Condition:	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:	0.0/None		Total Parking Spaces: 3	VisitAble:	
#/Driveway/Type:	3.0/Private Single Wide/Asphalt		Assigned Spaces:	Add Month Fees:	
Parking:	Asphalt			Energy Cert Level:	
Recreational Use:		Elevator YN:	No	Freehold w/Com Elem Fee:	No

Remarks

This beautiful and charming character home is located in the heart of Niagara Falls. This home has 3 bedrooms and 2 full 3 piece baths with showers. This home is located minutes from shopping, schools, and so much more. You have all the comforts of city living with a backyard that allows you to escape in your own little quiet get away. Updates include a newer kitchen, vinyl windows, newer forced air natural gas furnace, and a huge bonus living area off the back of the house with wide sliding glass doors leading out to the flagstone patio and fully fenced yard. This home has been lovingly maintained keeping much of the old school classic charm of an era past...the owner even took the time to replace windows while keeping several of the stained glass windows that add to the look and feel of this home without sacrificing the energy efficiency. A must see home.

Property Features

Features/Amenities:
 Inclusions: Fridge, stove, dishwasher

Tax and Financial Information

Roll#:	272502000904500	Assessment:	\$175,250/2017	Survey:	None
Pin#:	643340082	Taxes:	\$2,367/2017	Private Entrance:	
Legal Desc:	LT 67 PL 316 TOWN OF NIAGARA FALLS ; NIAGARA FALLS	Fronting On:	South	HST Applicable:	Included

Rooms Information

Room	Level	Dimens Imperial	Features	Room	Level	Dimens Imperial	Features
Kitchen	M	10' 0" X 14' 7"		Dining Room	M	10' 11" X 11' 5"	Hardwood floor
Living Room	M	11' 1" X 13' 5"	Hardwood floor, S	Den	M	14' 3" X 15' 5"	Sliding doors
Bathroom	M		3-Piece	Bedroom	2	9' 5" X 9' 0"	
Bedroom	2	12' 1" X 8' 3"		Master Bedroom	2	12' 8" X 15' 7"	Walk-in Closet

Listing Information

Commence Date:	09/06/2017	Deposit:	3-5%	Buy Option:	CDOM:
Sign:	Yes	Lockbox:	Yes	Possession:	SPIS:
					Yes/No

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

Client Full One Page Report

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