



45 OAKWOOD Street RES/Freehold/Sale
Port Colborne, ON L3K 5E8

Price: \$312,000



MLS®#: 30631307 Status: **Active**
 Region: Niagara DOM: 3
 Municipality: 8 - Port Colborne / Wainfleet
 Neighbourhood: 874 - Hwy 58/Main St.
 Bldg Type/Style: Detached/2 1/2 Storey
 Age/Yr Built: 51-99 Years/1929 Basement: Yes
 Legal Desc: LT 436 PL 797 HUMBERSTONE; LT 437 PL 797 HUMBERSTONE CITY OF PORT COLBORNE
 Sq.Ft/Source: 1,200/LBO provided Tot Bdrms: 3 (3+0)
 Sq Ft Range: 1001 to 1500 Bathrooms: 1.1
 Acres/Range: < 0.5 Lot Front: 62.00 Ft
 Taxes/Year: \$2,151/2017 Lot Depth: 97.00 Ft
 Irregularities: Lot Shape: Rectangular
 Heat: Gas/Forced Air
 Water: Municipal/ Sewer: Sewer (Municipal)
 Brokerage: ROYAL LEPAGE NIAGARA R.E. CENTRE
 CrossSt/Dir: Killaly West and Oakwood

Next OH: **Public: Sun Jan 14, 2:00PM-4:00PM**

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:	Poured Concrete	Sewers:	Sewer (Municipal)	Fireplaces:	
Roof:	Asphalt 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: 6	VisitAble:	
#/Driveway/Type:	4.0/Private Double Wide/Asphalt		Assigned Spaces:	Add Month Fees:	
Parking:	Asphalt			Energy Cert Level:	
Recreational Use:		Elevator YN: No	Soil Type:	Freehold w/Com Elem Fee: No	

Remarks

Come see this completely updated 2 1/2 storey home in a great West side neighbourhood in Port Colborne! You'll love the clean, cozy feel of this 3 bedroom, 1 1/2 bathroom home, huge 2 car garage with an additional workshop in the back. Get excited for cooking in the brand new kitchen complete with a double farmers sink, granite countertops and never before used stainless steel appliances! Comes complete with gorgeous hardwood on the main floor and a quaint barn door to match. Love spending time outside? There's 2 great porches...a covered front porch and a huge back porch off of the kitchen just through the sliding glass doors...I'm thinking easy, convenient barbecues all the time!! Who doesn't love BBQ'ing in the winter?!!!!

Property Features

Features/Amenities: Backs onto Greenspace /
 Inclusions: Fridge, Stove, Dishwasher

Tax and Financial Information

Roll#:	271103003416500	Assessment:	\$129,000/2018	Survey:	None
Pin#:	641440105	Taxes:	\$2,151/2017	Private Entrance:	
Legal Desc:	LT 436 PL 797 HUMBERSTONE; LT 437 PL 797 HUMBERSTONE CITY OF PORT COLBORNE				
Location:	Urban	Fronting On:		HST Applicable:	Included

Rooms Information

Room	Level	Dimens Imperial	Features	Room	Level	Dimens Imperial	Features
Kitchen	M	12' 1" X 8' 2"	Double sink, Hard	Dinette	M	11' 7" X 8' 2"	Hardwood floor
Living Room	M	12' 5" X 11' 7"	Hardwood floor	Dining Room	M	11' 6" X 8' 9"	Hardwood floor
Bathroom	M		2-Piece	Bedroom	2	11' 8" X 11' 3"	
Bedroom	2	9' 11" X 9' 3"		Bedroom	2	9' 0" X 8' 7"	
Bathroom	2		4-Piece	Attic	3	5' 7" X 13' 10"	

Listing Information

Commence Date:	01/09/2018	Deposit:	2-5%	Buy Option:	CDOM:	3
Sign:		Lockbox:	Yes	Possess. Dt:	SPIS:	No/No
References:		Application Required:		Employment Letter:	Possession:	Immediate

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

Client Full One Page Report

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