

714 MAIN ST W Street

RES/Freehold/Sale

Price :

\$399,900

W

Port Colborne, ON L3K 5V4



MLS®#: **30795645** Status: **Active**  
 Region: **Niagara** DOM:  
 Municipality: **8 - Port Colborne / Wainfleet**  
 Neighbourhood: **874 - Hwy 58/Main St.**  
 Bldg Type/Style: **Detached/2 Storey**  
 Age/Yr Built: **100+ Years/1890** Basement: **Yes**  
 Legal Desc: **PT LT 33 CON 1 HUMBERSTONE PTS 1 & 3, 59R6377 ; S/T R0307175 PORT COLBORNE**  
 Sq.Ft/Source: **1,166/LBO provided** Tot Bdrms: **3 (3+0)**  
 Sq Ft Range: **1001 to 1500** Bathrooms: **1.1**  
 Acres/Range: **< 0.5** Lot Front: **113.00 Ft**  
 Taxes/Year: **\$3,462/2019** Lot Depth: **165.01 Ft**  
 Irregularities: Lot Shape: **Rectangular**  
 Heat: **Gas/Forced Air**  
 Water: **Well/Drilled Well** Sewer: **Septic**  
 Brokerage: **REVEL REALTY INC.,BROKERAGE**  
 CrossSt/Dir: **Highwya 3 and Main St West**

Next OH: **Public: Sun Mar 8, 2:00PM-4:00PM**

**Property Details**

Exterior: **Vinyl Siding** Heat Source: **Gas** Air Cond Type: **Central Air**  
 Bsmt Size/Fn/Dev: **Crawl Space/Unfinished** Heat Type: **Forced Air** Fireplaces:  
 Foundation: **Stone** Sewers: **Septic** Waterfront:  
 Roof: **Fiberglass Shingle/2012** Water: **Well** Pool: **None**  
 Water Meter: Wtr Sup Type: **Drilled Well** Retire Comm:  
 Laundry Access: UFFI: Total Parking Spaces: **6** VisitAble:  
 #/Type of Garage: **1.5/Detached** Assigned Spaces: Addl Month Fees:  
 #/Driveway/Type: **5.0/Private Triple Plus Wide/Gravel** Energy Cert Level:  
 Parking: **Gravel** # of Kitchens: **1**  
 Recreational Use: Elevator YN: Soil Type: Freehold w/Com Elem Fee: **No**  
 Remarks

**Character meets the country in this gorgeous 3 bdrm home! On a wide 113 foot lot with separate 14X20 garage and a bonus 10X20 outbuilding. All this backs onto conservation land with a quick trail walk to the quarry. With summer right around the corner, soon it'll be time to break out the marshmallows and hot dogs around the bonfire, looking up at the stars. All this only minutes from all the modern amenities that Port Colborne has to offer. This beautifully updated and well maintained 2-storey home is perfect with details that mark a crossroads between antique and modern! You'll love the spacious living room surrounded by beautiful dark oak accents that include the staircase and detailed trim work that accents the solid oak double pocket doors leading to the main floor master bedroom complete with his and hers closets. The open concept eat-in kitchen expands to create an open dining area that is perfect for entertaining and features a lovely bay window that overlooks the backyard. The kitchen features ample cupboard and counter space with a stonework backsplash and stainless steel appliances. A large laundry room and half bath complete the main floor. Venture up the staircase you'll find 2 modern and tastefully decorated bedrooms and a nicely updated 4-piece bathroom rounding out this home in a simple yet classic fashion.**

**Property Features**

Features/Amenities: **Backs onto Greenspace, Water Softener /**  
 Inclusions: **Fridge, stove, OTR microwave, stackable washing machine and dryer**  
 Exclusions: **none stated**

**Tax and Financial Information**

Roll#: **271103003401801** Assessment: **\$207,000/2020** Survey: **None**  
 Pin#: **641570017** Taxes: **\$3,462/2019** Private Entrance:  
 Legal Desc: **PT LT 33 CON 1 HUMBERSTONE PTS 1 & 3, 59R6377 ; S/T R0307175 PORT COLBORNE**  
 Location: **Rural** Fronting On: HST Applicable: **No**

**Rooms Information**

Room	Level	Dimens Imperial	Features	Room	Level	Dimens Imperial	Features
Kitchen /Dining Room	M	13' 4" X 19' 11"		Living Room	M	13' 4" X 14' 1"	
Bedroom	M	9' 7" X 13' 7"		Bathroom	M		2-Piece
Sunroom	M	6' 4" X 15' 6"		Bedroom	2	9' 8" X 11' 9"	
Bedroom	2	9' 11" X 13' 8"		Bathroom	2		4-Piece

**Listing Information**

Commence Date: **03/05/2020** Deposit: **3-5%** Buy Option:  
 Sign: **Yes** Lockbox: **Yes** Possess. Dt:  
 References: Application Required: Employment Letter: SPIS: **No/No**  
 Possession: **Immediate**

Prepared By: **STEPHANIE SCHAEFFER, Salesperson**  
**REVEL REALTY INC.,BROKERAGE**

Client Full One Page Report

Date Printed: **03/05/2020**