

# 50 OAKWOOD Street, Port Colborne, Ontario L3K 5E9

Client Full  
**Active / Residential**

[50 OAKWOOD St Port Colborne](#)

MLS® #: 40015330  
 Price: **\$320,000**



**Niagara/8 - Port Colborne / Wainfleet/874 - Hwy 58/Main St. Bungalow/House**

	Beds	Baths	Kitch
Main	2	1	1

Beds: **2 ( 2 + 0 )**  
 Baths: **1 ( 1 + 0 )**  
 SF Total: **743/LBO provided**  
 SF Range: **501 to 1000**  
 Abv Grade Fin SF: **743.00/LBO provided**  
 Common Interest: **Freehold/None**  
 Tax Amt/Yr: **\$2,034/2020**

Remarks/Directions

Public Rmks: **Welcome to this perfect starter home that checks a lot of boxes. This 2 bedroom, move in ready home is a place anyone getting into the Niagara market would be happy to call home. The entire home has been carefully renovated and brought up to today's standards. These renovations include: Updated bathroom (4 years ago) with an acrylic 3 piece bathtub shower unit, new vanity and sink and modern new laminate flooring (done in 2019). Kitchen flooring (2020), Furnace and A/C (2018), eavestrough with mesh leaf guard (2019), siding (2018), garage door opener (2017), front porch (2017), back deck (2019)...also has 2 gas outlets for a bbq and deck fireplace, mud room was insulated and drywalled (spring 2019), fibreglass shingled roof (2013), updated electrical and panel (approx 2006).**

Directions: **Killaly St West to Oakwood**

Common Elements

Exterior

Exterior Feat:	<b>Deck(s)</b>	Roof:	<b>Fiberglass Shingle</b>
Construct. Material:	<b>Vinyl Siding</b>	Prop Attached:	<b>Detached</b>
Shingles Replaced:	<b>2013</b>	Apx Age:	<b>51-99 Years</b>
Year/Desc/Source:	<b>1943//Public Records</b>	Foundation:	<b>Poured Concrete</b>
Parking Features:	<b>Asphalt Driveway, Private Triple+ Driveway</b>	Driveway Spaces:	<b>3</b>
Parking Spaces:	<b>2.5 Spaces</b>	Water Tmnt:	
Garage Sp/Desc:	<b>Municipal-Metered</b>	Acres Range:	<b>&lt; 0.5</b>
Water Source:		Lot Depth:	<b>97.00</b>
Lot Size:	<b>35.00</b>	Lot Shape:	<b>Rectangular</b>
Lot Front:		Land Lse Fee:	
Lot Irregularities:		Fronting On:	<b>West</b>
Area Influences:	<b>Quiet Area, School Bus Route, Schools</b>	Sewer:	<b>Sewer (Municipal)</b>
Topography:			

Interior

Interior Feat:	<b>Auto Garage Door Remote(s), Water Heater Owned</b>		
Basement:	<b>Partial Basement, Crawl Space, Unfinished</b>		
Laundry Feat:	<b>In Basement</b>		
Cooling:	<b>Central Air</b>		
Heating:	<b>Forced Air, Gas</b>		
Under Contract:	<b>None</b>	Contract Cost/Mo:	
Inclusions:	<b>Dryer, Refrigerator, Stove, Washer</b>		
Add Inclusions:	<b>Electric lawn mower</b>		
Exclusions:	<b>BBQ, patio furniture, patio fireplace, rose bushes in front of house (they have sentimental value to Seller)</b>		
Electric Age:	<b>2006</b>	Plumbing Age:	
Furnace Age:	<b>2 years</b>	Tank Age:	<b>5 years</b>
		Furnished:	
		UFFI:	

Property Information

Common Elem Fee:	<b>No</b>	Local Improvements Fee:	
Legal Desc:	<b>PT LT 432 PL 797 HUMBERSTONE AS IN RO 651370 ; PORT COLBORNE</b>	Survey:	<b>Available/</b>
Zoning:	<b>R2</b>	Hold Over Days:	
Assess Val/Year:	<b>\$113,000/2020</b>	Occupant Type:	<b>Owner</b>
PIN:	<b>641440125</b>	Deposit:	<b>3-5%</b>
ROLL:	<b>271103003413700</b>		
Possession/Date:	<b>Immediate/2020-09-30</b>		

Brokerage Information

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List Date: **09/01/2020**  
List Brokerage: [REVEL Realty Inc., Brokerage](#)   
Source Board: **Niagara**

**Prepared By: DAVE VOGT, Salesperson**

**Date Prepared: 09/30/2020**

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