



Status: Active

List Price: \$ 499,900

138 COLBECK Drive
Welland L3C 7M1

Lease Rate:

Prop Type: Residential
Type/Style: Detached - 2 Storey
District: Welland - Prince Charles - 888
Near:
Legal: LOT 2 PLAN 59M301, WELLAND

of Rooms:
of Bedrooms: 3 + 2
Zoning: R1
Baths 2-piece: 1
Baths 3-piece: 2
Baths 4-piece: 1
Baths 5/6 piece: 0
#FBths/#HBths: 3/ 1
Sq Ft: 2200 +/-

Sale/Lease: For Sale Only
Age: 11-20 Years
Side of Road: East
Possession: 30/TBD
Tx Appl:
Comm Date: 04/15/16
Sale:
DOM:

Rooms and Their Sizes

Living Room	[1] 17.8 x 11.7	Laundry	[1] 11.6 x 6.9	Bedroom	[B1] 14.01 x 13.01	3 Pc Bthrm	[B1]
Dining Room	[1] 17.8 x 11.7	Family Room	[1] 18 x 14.01	Recreation Rm	[B1] 31.9 x 11.5		
Kitchen	[1] 14.01 x 11.4	Master Bedroom	[2] 14.6 x 12	2 Pc Bthrm	[1]		
Dinette	[1] 14.01 x 7.2	Bedroom	[2] 11.9 x 10.7	4 Pc Bthrm	[2]		
Den	[1] 6.5 x 7.5	Bedroom	[2] 11.4 x 10.01	3 Pc Bthrm	[2]		

Property Details

UFFI: No	Lot Size: 61.45 X 185 [Imperial]	Frontage: 61.45
Taxes: \$ 6,523 / 2015	Property Size:	Heating: Forced Air
Type of Ownership: Freehold	Basement: Full	Fireplaces:
Occupant: Owner	Basement Dev:	Fuel: Gas (Natural)
Parking: Double Garage		Energuide Rating:
Rental Eqmt: Water Heater		Water Supply: Municipal
Exterior/Const: Brick, Stucco		Water Meter: Yes
Topography:		Sewer Type: Sewer Connected
Restrictions:		Waterfront:
Foundation:		Pool: N
Elementary Sch:	Secondary Sch:	Central Air: Yes
Condo Fee:		Survey Avail:
Incl Prkg:	Incl Locker:	Amps:
Features: Cathedral / Vault Ceilings, C/Vacuum & Attach, Deck	Condo Corp#:	
	Mobile Home Info:	

Virtual Tour: <http://my.matterport.com/show/?m=hJbMqBnQhJE>

Directions

Inclusions:

Exclusions

Listing Brokerage RE/MAX GARDEN CITY REALTY INC, BROKERAGE- ST.CATH.

Internet Comments

Entertain. Relax. Lifestyle THE HOME: Upon Entering your immediately impressed. This 2200 sqft home with a completed basement (3100 sq.ft. of living space) was built 12 yrs ago with the highest of finishes. Everything starts with the chef's eat in kitchen including great conversation, as this home was designed to entertain. Love the views from ever room of the beautiful Welland River. The family, dinner guests or a party for 50, the high ceilings and open floor plan are awesome. Floor to ceiling windows face south and get sunlight all day long. The Living rm is so comfortable and relaxing with the view an ideal focal point. A Formal study/ office is right off the main entry for working from home. Laundry rounds out the main floor. UPstairs has 3 bedrms, with the dream master bedroom walk-in closet and spa like ensuite. Yes...Please! The basement has a 4th bedroom, 4th bathroom & a great rec-room to watch the big game. THE LOT: This is special. Deck right off the kitchen and unobstructed views of boaters and kayakers going past enjoying the wetlands. Grab you're fishing rod and catch yourself some dinner on your very own dock. Truly ideal

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