20 JANE Street **Single Family/Freehold/Sale** Price: **$379,900**
Smithville, ON L0R 2A0

MLS®#:	**30561653**	Status:	**Active**
Region:	**Niagara**	DOM:	
Municipality:	**10 - West Lincoln**		
Neighbourhood:	**057 - Smithville**		
Bldg Type/Style:	**Semi-Detached/Bungalow Raised**		
Age/Yr Built:	**16-30 Years**	Basement:	**Yes**
Legal Desc:	**PT LT 35 PLAN 30M286 PTS 1-4 ON REF PL 10801**		
Sq.Ft/Source:	**1,100/Other**	Tot Bdrms:	**5** (**3**+**2**)
Sq Ft Range:	**1001 to 1500**	Bathrooms:	**2.0**
Acres/Range:	**< 0.5**	Lot Front:	**40.00 Feet**
Taxes/Year:	**$2,736/2016**	Lot Depth:	**120.00 Feet**
Irregularities:		Lot Shape:	**Irregular**
Heat:	**Gas/Forced Air**		
Water:	**Municipal/**	Sewer:	**Sewer (Municipal)**
Brokerage:	**RE/MAX GARDEN CITY REALTY INC, BROKERAGE**		
Directions:	**Townline Rd**		

Property Details

Exterior:	**Aluminum Siding, Brick, Metal/Steel Siding, Vinyl Siding**	Heat Source:	**Gas**	Air Condition:	**Central Air**
Bsmt Size/Fn/Dev:	**Full/Partially Finished**	Heat Type:	**Forced Air**	Air Cond Type:	**Yes**
Foundation:	**Poured Concrete**	Sewers:	**Sewer (Municipal)**	Fireplaces:	
Roof:	**Asphalt Shingle/**	Water:	**Municipal**	Waterfront:	
Water Meter:		Wtr Sup Type:		Pool:	**None**
Laundry Access:		UFFI:	**No**	Retire Comm:	
#/Type of Garage:	**1.0/Attached**		Total Parking Spaces: **5**	VisitAble:	
#/Driveway/Type:	**4.0/Private Double Wide/Asphalt**		Assigned Spaces: **1**	Addl Month Fees:	
Parking:	**Asphalt**			Energy Cert Level:	
Recreational Use:		Elevator YN:	**No**	Soil Type:	Freehold w/Com Elem Fee:

Remarks

THE HOME: This turn-key bi-level semi was made for your active lifestyle. There is nothing left to do but enjoy life. The moment you walk in you'll love its welcoming foyer with easy garage access. Head UP the stairs and love its open and bright layout. The kitchen is awesome with oak cabinets and a sharp backsplash. And right beside the patio door for bbq steak nights. 3 Solid rooms UP with an upgraded 4 pc bathroom. Down, you will love the huge rec-room. Game of pool anyone? Finished office or 2 bedrooms down allow for diversity. 2nd bath and laundry round out the floor. THE LIFESTYLE and LOCATION: located in the heart of this small yet exciting town. Surrounded by wine country and farmers' markets. Instead of traffic jams, you'll have conservation areas, bike trails and homemade pies minutes away from your new home. Chill out on the hammock or better yet with a 11 x 14 deck, invite your friends over to host and entertain. Offer Presentation Wednesday@ 3pm. No more showings after 12:00 pm.

Property Features

Features/Amenities:

Tax and Financial Information

Roll#:	**260202000926021**	Assessment:	**$264,000/2016**	Survey:	**No**
Pin#:		Taxes:	**$2,736/2016**	Private Entrance:	
Legal Desc:	**PT LT 35 PLAN 30M286 PTS 1-4 ON REF PL 10801**				
Location:	**Urban**	Fronting On:	**West**	HST Applicable:	**Call LBO**

Rooms Information

Room	Level	Dimens Imperial	Features	Room	Level	Dimens Imperial	Features
Eat in Kitchen	**M**	**10' 6" X 12' 10"**		**Living Room**	**M**	**12' 0" X 14' 0"**	
Dining Room	**M**	**9' 4" X 10' 0"**		**Master Bedroom**	**M**	**10' 4" X 13' 0"**	
Bedroom	**M**	**8' 6" X 9' 8"**		**Bedroom**	**M**	**8' 10" X 9' 5"**	
Foyer	**M**			**Bathroom**	**M**		**4-Piece**
Laundry Room	**B**			**Family Room**	**B**	**34' 0" X 10' 8"**	
Bedroom	**B**	**9' 6" X 11' 10"**		**Bedroom**	**B**	**9' 6" X 11' 10"**	
Bathroom	**B**		**3-Piece**				

Listing Information

Commence Date:	**03/17/2017**	Deposit:	**5000**	Buy Option:		CDOM:	
Sign:		Lockbox:		Possession:		SPIS:	**No/No**

Prepared By: KARL VANDERKUIP, Salesperson **Client Full One Page Report** **Date Printed: 03/17/2017**
RE/MAX GARDEN CITY REALTY INC, BROKERAGE

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