

2380 RED MAPLE Avenue

Single Family/Freehold/Sale

Price:

\$585,000

Jordan Station, ON L0R 1S0



MLS®#: **30597147** Status: **Active**
 Region: **Niagara** DOM:
 Municipality: **9 - Lincoln**
 Neighbourhood: **980 - Lincoln-Jordan / Vineland**
 Bldg Type/Style: **Detached/Bungalow**
 Age/Yr Built: **6-15 Years** Basement: **Yes**
 Legal Desc: **PT LT 16 CON 3 AS IN R078891&R0154616 EXC PT 2 30R10904 LOUTH; LINCOLN**
 Sq.Ft/Source: **1,300/Other** Tot Bdrms: **4 (2+2)**
 Sq Ft Range: **1001 to 1500** Bathrooms: **2.1**
 Acres/Range: **0.50-1.99** Lot Front: **220.00 Ft**
 Taxes/Year: **\$4,777/2016** Lot Depth: **211.00 Ft**
 Irregularities: Lot Shape: **Irregular**
 Heat: **Propane/Forced Air**
 Water: **Well/Drilled Well** Sewer: **Septic**
 Brokerage: **RE/MAX GARDEN CITY REALTY INC, BROKERAGE**
 CrossSt/Dir: **Jordan Road**

Property Details

Exterior: Vinyl Siding	Heat Source: Propane	Air Cond Type: Central Air
Bsmt Size/Fn/Dev: Full/Partially Finished	Heat Type: Forced Air	Air Condition: Yes
Foundation: Poured Concrete	Sewers: Septic	Fireplaces:
Roof: Asphalt Shingle/	Water: Well	Waterfront:
Water Meter:	Wtr Sup Type: Drilled Well	Pool: None
Laundry Access:	UFFI:	Retire Comm:
#/Type of Garage: 2.0/Attached	Total Parking Spaces: 6	VisitAble:
#/Driveway/Type: 4.0/Private Double Wide/Asphalt	Assigned Spaces:	Add Month Fees:
Parking: Asphalt	Soil Type:	Energy Cert Level:
Recreational Use: Elevator YN: No		Freehold w/Com Elem Fee: No

THE HOME: This 14 yr old retirement bungalow is that rare opportunity you have been waiting for. A near perfect acre with a double car garage and an out shed with a 2nd driveway. Wow-wee. The moment you walk in this 1300 sqft home you'll love its simplicity. A sizable formal living rm is in the front and the modern country kitchen faces the back. Perfect for those big sky views and sliding out for perfect barbeque cooking. 2 beds UP, with one currently a den and main floor laundry is off the garage access. Down the basement is almost finished, yet still has more potential. 2 more beds and plenty of storage. Propane heat, endless well water and a 4 yr. old shingles. LIFESTYLE: Vineyards, orchards and endless sunsets. – the bounty of Niagara is literally in your backyard. Bike to the quant shops of Jordan Station and world class winery's. or a quick drive to 4th Ave for all the amenities of the city...pop open a bottle of VQA and have a toast to the good life. This home is for you. Offer Presentation Thursday, September 7th. Register offers by 12:00 pm

Property Features

Features/Amenities:

Tax and Financial Information

Roll#: 262203000841150	Assessment: \$424,000/2016	Survey: Unknown
Pin#: 461410135	Taxes: \$4,777/2016	Private Entrance:
Legal Desc: PT LT 16 CON 3 AS IN R078891&R0154616 EXC PT 2 30R10904 LOUTH; LINCOLN	Fronting On:	HST Applicable: Included
Location: Rural		

Rooms Information

Room	Level	Dimens Imperial	Features	Room	Level	Dimens Imperial	Features
Living Room	M	18' 10" X 12' 0"		Eat in Kitchen	M	21' 9" X 10' 0"	
Master Bedroom	M	16' 3" X 11' 7"		Bedroom	M	12' 10" X 12' 0"	
Bathroom	M		3-Piece	Laundry Room	M		
Bathroom	M		2-Piece	Recreation Room	B	47' 0" X 10' 6"	
Storage Room	B	11' 5" X 7' 2"		Bedroom	B	12' 5" X 12' 0"	
Bedroom	B	12' 0" X 10' 0"		Bathroom	B		3-Piece

Listing Information

Commence Date: 09/01/2017	Deposit: 6000.00	Buy Option:	CDOM:
Sign:	Lockbox:	Possession:	SPIS: No/No

Prepared By: KARL VANDERKUIP, Salesperson
RE/MAX GARDEN CITY REALTY INC, BROKERAGE

Client Full One Page Report

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