

20 JOSHUA Court
Welland, ON L3C 7E3

RES/Freehold/Sale

Price:

\$289,000

NEW



MLS®#: **30614515** Status: **Active**
 Region: **Niagara** DOM:
 Municipality: **7 - Welland**
 Neighbourhood: **771 - Broadway**
 Bldg Type/Style: **Semi-Detached/Bungalow**
 Age/Yr Built: **31-50 Years** Basement: **Yes**
 Legal Desc: **59M-199, PTL 11, RP59R8487, PART 1.**
 Sq.Ft./Source: **1,000/Other** Tot Bdrms: **3 (3+0)**
 Sq Ft Range: **501 to 1000** Bathrooms: **2.0**
 Acres/Range: **< 0.5** Lot Front: **23.10 Feet**
 Taxes/Year: **\$2,800/2016** Lot Depth: **223.98 Feet**
 Irregularities: Lot Shape: **Irregular**
 Heat: **Gas/Forced Air**
 Water: **Municipal/** Sewer: **Sewer (Municipal)**
 Brokerage: **RE/MAX GARDEN CITY REALTY INC, BROKERAGE**
 CrossSt/Dir: **RIVERSIDE DR TO WINDSOR ST, RIGHT ON JOSHUA**

Property Details

Exterior: **Brick Front, Other** Heat Source: **Gas** Air Cond Type: **Central Air**
 Bsmt Size/Fn/Dev: **Full/Partially Finished** Heat Type: **Forced Air** Air Condition: **Yes**
 Foundation: **Poured Concrete** Sewers: **Sewer (Municipal)** Fireplaces:
 Roof: **Asphalt Shingle/** Water: **Municipal** Waterfront:
 Water Meter: Wtr Sup Type: **No** Pool: **None**
 Laundry Access: UFFI: **No** Retire Comm:
 #/Type of Garage: **1.0/Attached** Total Parking Spaces: **3** VisitAble:
 #/Driveway/Type: **2.0/Private Single Wide/Asphalt** Assigned Spaces: **1** Addl Month Fees:
 Parking: **Asphalt** Soil Type: Energy Cert Level:
 Recreational Use: Elevator YN: **No** Freehold w/Com Elem Fee: **No**
 Remarks

THE HOME: This turn-key bungalow semi-detached was made for your active lifestyle. There is nothing left to do but enjoy life. The moment you walk in you'll love its open concept and bright layout with living room /dining room. Perfect for keeping everyone in the conversation The kitchen is awesome and big with garage and patio access perfect for bbq steak nights. 3 Solid rooms with an upgraded 4 pc bathroom and main floor laundry. Down, you will love the huge rec-room. Game of pool anyone? Or curl up in front of the fireplace with a good book. Finished office or 4th bedroom allows for diversity. 2nd 3 Pc bath and storage room round out the basement. **THE LIFESTYLE and LOCATION:** This backyard is all about backyard parties and patio lanterns. An awesome deck surrounding the above ground pool, great landscaping and minutes to Niagara College, Move in, open some VQA and celebrate! It's All Welland Good!

Property Features

Features/Amenities:
 Area Features: **Clear View, Other, Wooded/Treed**

Tax and Financial Information

Roll#: **271903001617401** Assessment: **\$194,000/2016** Survey: **None**
 Pin#: Taxes: **\$2,800/2016** Private Entrance:
 Legal Desc: **59M-199, PTL 11, RP59R8487, PART 1.** HST Applicable: **Included**
 Location: **Urban** Fronting On: **South**

Rooms Information

Room	Level	Dimens Imperial	Features	Room	Level	Dimens Imperial	Features
Kitchen	M	13' 0" X 10' 0"		Dining Room	M	12' 6" X 9' 0"	
Living Room	M	14' 0" X 12' 6"		Bedroom	M	10' 2" X 8' 4"	
Bedroom	M	11' 10" X 9' 2"		Bedroom	M	12' 0" X 8' 4"	
Bathroom	M		4-Piece	Recreation Room	B	22' 0" X 22' 0"	
Bathroom	B		3-Piece				

Listing Information

Commence Date: **11/21/2017** Deposit: **3000.00** Buy Option: CDOM:
 Sign: Lockbox: Possess. Dt: SPIS: **No/No**
 References: Application Required: Employment Letter: Possession: **60 - 89 Days**

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

Client Full One Page Report

Date Printed: 11/21/2017