

**187 COMMERCIAL Street**  
**Welland, ON L3B 5Z5**

RES/Freehold/Sale

Price:

**\$325,000**

**\$ Reduced**



MLS®#: **30716959** Status: **Active**  
 Region: **Niagara** DOM: **14**  
 Municipality: **7 - Welland**  
 Neighbourhood: **770 - Lincoln / Crowland**  
 Bldg Type/Style: **Semi-Detached/Bungalow Raised**  
 Age/Yr Built: **31-50 Years** Basement: **Yes**  
 Legal Desc: **PTLT392/391,59R5384**  
 Sq.Ft./Source: **1,080/Other** Tot Bdrms: **3 (3+0)**  
 Sq Ft Range: **1001 to 1500** Bathrooms: **1.1**  
 Acres/Range: **.500 / < 0.5** Lot Front: **33.01 Feet**  
 Taxes/Year: **\$2,710/2018** Lot Depth: **100.00 Feet**  
 Irregularities: Lot Shape: **Rectangular**  
 Heat: **Gas/Forced Air** Sewer: **Sewer (Municipal)**  
 Water: **Municipal/**  
 Brokerage: **RE/MAX GARDEN CITY REALTY INC, BROKERAGE**  
 CrossSt/Dir: **ONTARIO ROAD TO COMMERCIAL STREET**

**Property Details**

Exterior: **Aluminum Siding, Brick** Heat Source: **Gas** Air Cond Type: **Central Air**  
 Bsmt Size/Fn/Dev: **Full/Partially Finished/Separate Entrance, Walk-Out** Heat Type: **Forced Air** Fireplaces:  
 Foundation: **Poured Concrete** Sewers: **Sewer (Municipal)** Waterfront:  
 Roof: **Asphalt Shingle/** Water: **Municipal** Pool: **None**  
 Water Meter: Wtr Sup Type: UFFI: **No** Retire Comm: VisitAble:  
 Laundry Access: #/Type of Garage: **/None** Total Parking Spaces: **2** Addl Month Fees:  
 #/Driveway/Type: **2.0/Private Single Wide/Asphalt** Assigned Spaces: Energy Cert Level:  
 Parking: **Asphalt** # of Kitchens: **2**  
 Recreational Use: Elevator YN: Soil Type: Freehold w/Com Elem Fee: **No**  
 Remarks

**THE HOME: This turn-key raised 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 lots of counter space. 3 Solid rooms with a 4 pc bathroom and main floor laundry. Down, you will love the huge rec-room. Game of pool anyone? Or use this space as a separate in-law suite. With its own full kitchen, laundry, bath and separate entrance you are all set. THE LIFESTYLE and LOCATION: With no rear neighbours this backyard is all about backyard parties and patio lanterns. Fully fenced with outdoor shed. Minutes to Niagara College, move in, open some VQA and celebrate! It's All Welland Good!**

**Property Features**

Features/Amenities:  
 Area Features: **Hospital, Level, Place of Worship, Public Transit, Schools**  
 Other Structures: **Fence - Full**

**Tax and Financial Information**

Roll#: **271906000913807** Assessment: **\$137,000/2016** Survey: **None**  
 Pin#: **641260173** Taxes: **\$2,710/2018** Private Entrance:  
 Legal Desc: **PTLT392/391,59R5384**  
 Location: **Urban** Fronting On: HST Applicable: **Included**

**Rooms Information**

Room	Level	Dimens Imperial	Features	Room	Level	Dimens Imperial	Features
Living Room	M	14' 8" X 11' 6"		Dining Room	M	11' 4" X 8' 10"	
Kitchen	M	11' 0" X 9' 3"		Master Bedroom	M	10' 10" X 10' 6"	
Bedroom	M	10' 7" X 8' 0"		Bedroom	M	9' 6" X 8' 11"	
Bathroom	M		4-Piece	Recreation Room	B	11' 8" X 15' 4"	
Bathroom	B		2-Piece	Living Room	B	12' 0" X 11' 0"	
Kitchen	B	16' 0" X 10' 0"					

**Listing Information**

Commence Date: **03/06/2019** Deposit: **5000.00** Buy Option:  
 Sign: Lockbox: Possess. Dt: SPIS: **No/No**  
 References: Application Required: Employment Letter: Possession: **30 - 59 Days**

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

**Client Full One Page Report**

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