

23 SADDLER Street
Fonthill, ON L0S 1E4

Single Family/Freehold/Sale

Price:

\$269,900



MLS® #: **30560332** Status: **Active**
 Region: **Niagara** DOM:
 Municipality: **6 - Fonthill/Pelham**
 Neighbourhood: **662 - Pelham St N.**
 Bldg Type/Style: **Semi-Detached/Bungalow**
 Age/Yr Built: **16-30 Years/2001** Basement: **Yes**
 Legal Desc: **PT LT 4, PL 59M235, PT 1, 59R11220**
 Sq.Ft/Source: **1,195/Public Records** Tot Bdrms: **2 (2+0)**
 Sq Ft Range: **1001 to 1500** Bathrooms: **1.1**
 Acres/Range: **< 0.5** Lot Front: **30.25 Feet**
 Taxes/Year: **\$2,620/2016** Lot Depth: **116.00 Feet**
 Irregularities: Lot Shape: **Rectangular**
 Heat: **Gas/Forced Air**
 Water: **Municipal/** Sewer: **Sewer (Municipal)**
 Brokerage: **RE/MAX WELLAND REALTY LTD, BROKERAGE**
 Directions: **Between Tanner Dr & Line Ave. - Cross Street: LINE AVE & TANNER**

Property Details

Exterior: Brick Front, Vinyl Siding	Heat Source: Gas	Air Condition: Central Air
Bsmt Size/Fn/Dev: Full/Unfinished	Heat Type: Forced Air	Air Cond Type: Yes
Foundation: Poured Concrete	Sewers: Sewer (Municipal)	Fireplaces: Natural Gas
Roof: Asphalt Shingle/2014	Water: Municipal	Waterfront: None
Water Meter: Yes	Wtr Sup Type: No	Pool: None
Laundry Access:	UFFI: No	Retire Comm:
#/Type of Garage: 1.0/Attached	Total Parking Spaces: 2	VisitAble:
#/Driveway/Type: 1.0/Private Single Wide/Concrete	Assigned Spaces:	Addl Month Fees:
Parking: Concrete	Soil Type:	Energy Cert Level:
Recreational Use: Elevator YN: No		Freehold w/Com Elem Fee:

Rare opportunity in Fonthill! Semi Detached –BUNGALOW, Perfect for starting out New Buyers or those looking to Downsize, Move in Ready! 2 Bedroom 1.5 Bath open concept floor plan, ceramic floors entrance hall, kitchen, & baths, kitchen/dining area with breakfast bar, built-in pantry cupboards and solar tube, Main Floor Laundry- no more stairs. Great room features corner gas fireplace and patio doors to fenced rear yard, wood deck with privacy screen, step down to patio, single car garage with inside entry, unfinished basement waiting for your personal touches, concrete driveway, fridge, stove, washer/dryer included, Don't let this one pass you by!

Property Features

Features/Amenities: **Auto Garage Door Remote(s), Central Vacuum / Quiet Area**

Tax and Financial Information

Roll#: 2732030019203050000	Assessment: \$243,000/2016	Survey: Unknown
Pin#:	Taxes: \$2,620/2016	Private Entrance:
Legal Desc: PT LT 4, PL 59M235, PT 1, 59R11220	Fronting On:	HST Applicable: No

Rooms Information

Room	Level	Dimens Imperial	Features	Room	Level	Dimens Imperial	Features
Living Room	M	16' 6" X 10' 10"		Dinette	M	10' 10" X 9' 0"	
Kitchen	M	10' 10" X 10' 0"		Master Bedroom	M	14' 0" X 11' 8"	
Bedroom	M	14' 2" X 9' 10"		Laundry Room	M	8' 4" X 7' 8"	
Ensuite	M		4-Piece	Bathroom	M		2-Piece

Listing Information

Commence Date: 03/05/2017	Deposit: 2000	Buy Option:	CDOM:
Sign: Yes	Lockbox: Yes	Possession:	SPIS: No/No

Prepared By: CATHY BERKHOUT-BOSE, Broker
RE/MAX WELLAND REALTY LTD, BROKERAGE

Client Full One Page Report

Date Printed: 03/05/2017