

814 SOUTH PELHAM Road Single Family/Freehold/Sale
Welland, ON L3C 3E1

Price: \$249,900



MLS®#: 30560696 Status: **Active**
 Region: Niagara DOM:
 Municipality: 7 - Welland
 Neighbourhood: 767 - N. Welland
 Bldg Type/Style: Detached/Sidesplit
 Age/Yr Built: 31-50 Years/1973 Basement: Yes
 Legal Desc: PT TWP LOT 237, FORMERLY THOROLD, NOW WELLAND
 Sq.Ft/Source: 1,260/Public Records Tot Bdrms: 3 (3+0)
 Sq Ft Range: 1001 to 1500 Bathrooms: 1.1
 Acres/Range: < 0.5 Lot Front: 60.00 Feet
 Taxes/Year: \$3,100/2016 Lot Depth: 200.00 Feet
 Irregularities: Lot Shape: Rectangular
 Heat: Gas/Forced Air
 Water: Municipal/ Sewer: Sewer (Municipal)
 Brokerage: RE/MAX WELLAND REALTY LTD, BROKERAGE
 Directions: JUST NORTH OF WOODLAWN RD - Cross Street: WOODLAWN RD

Property Details

Exterior: Aluminum Siding, Brick Front Heat Source: Gas Air Condition: Central Air
 Bsmt Size/Fn/Dev: Partial Basement/Partially Finished Heat Type: Forced Air Air Cond Type: Yes
 Foundation: Concrete Block Sewers: Sewer (Municipal) Fireplaces: Natural Gas
 Roof: Asphalt Shingle/ Water: Municipal Waterfront: None
 Water Meter: Yes 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
 3 LEVEL SIDESPLIT ON LARGE 60X200 LOT. CLOSE TO CITY CONVENIENCES. EXTERIOR WATERPROOFING & WEEPING TILES IN 2008. WINDOWS 2010. ROOF 2000. FURNACE 1999.

Property Features

Features/Amenities:
 Area Features: Public Transit
 Other Structures: Shed
 Elem Schools: GORDON; KUSKA Sec Schools: CENTENNIAL; NOTRE DAME

Tax and Financial Information

Roll#: 2719010008072000000 Assessment: \$219,000/2016 Survey: Unknown
 Pin#: 640770129 Taxes: \$3,100/2016 Private Entrance:
 Legal Desc: PT TWP LOT 237, FORMERLY THOROLD, NOW WELLAND
 Location: Urban Fronting On: East HST Applicable: No

Rooms Information

Room	Level	Dimens Imperial	Features	Room	Level	Dimens Imperial	Features
Living Room	M	17' 0" X 11' 6"		Dining Room	M	9' 6" X 9' 0"	
Kitchen	M	11' 0" X 10' 6"		Laundry Room	M		
Bathroom	M		2-Piece	Master Bedroom	2	13' 0" X 10' 0"	Hardwood floor
Bedroom	2	11' 6" X 9' 0"	Hardwood floor	Bedroom	2	10' 4" X 10' 0"	Hardwood floor
Bathroom	2		4-Piece	Recreation Room	LL	21' 6" X 13' 0"	

Listing Information

Commence Date: 03/06/2017 Deposit: 2000 Buy Option: CDOM:
 Sign: Yes Lockbox: Yes Possession: 06/06/17 SPIS: No/No
 Income Potential: No Payment: / Furnished: Private:

Prepared By: BILL BERKHOUT, Broker
 RE/MAX WELLAND REALTY LTD, BROKERAGE

Client Full One Page Report

Date Printed: 03/07/2017