

\$437,900 - 312 Clarence Street, Port Colborne

MLS® #40782389

\$437,900

3 Bedroom, 2.00 Bathroom, 1,034 sqft

Single Family on 0.00 Acres

878 - Sugarloaf, Port Colborne, Ontario

Welcome to 312 Clarence Street – a beautifully updated two-storey semi-detached home nestled in the heart of peaceful Port Colborne. Set on a spacious, deep lot with no rear neighbours, this property offers the perfect blend of indoor comfort and outdoor living. Step inside to a bright, inviting layout filled with natural light. The stylishly kitchen showcases a retro-inspired breakfast bar and a convenient walkout to a deck overlooking the expansive, fully fenced backyard. Upstairs, you’ll find two spacious bedrooms and a 4-piece bath with laundry. The crawlspace includes utilities. Outside, the backyard is an entertainer’s dream – complete with a fire pit and plenty of room for summer BBQs and gatherings with family and friends. Located in its own charming little community within walking distance to downtown Port Colborne, you’ll love the small-town feel paired with easy access to shops, restaurants, beaches, and marinas. This home has been lovingly maintained and thoughtfully upgraded, offering both style and function in a truly special setting. (id:6289)

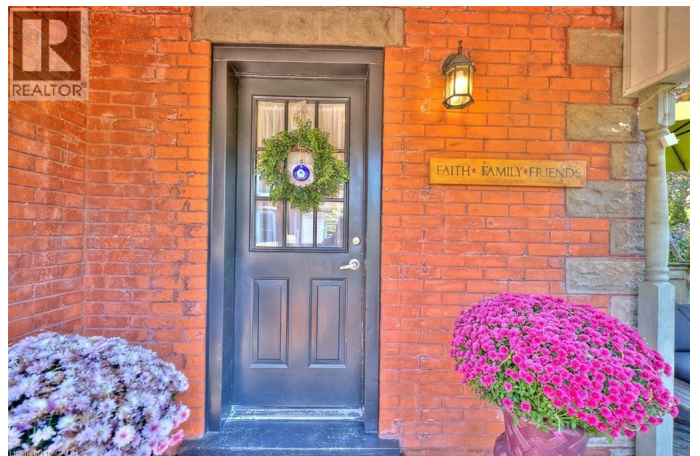
Built in 1900

Essential Information

Listing # 40782389

Price \$437,900

Bedrooms 3



Bathrooms	2.00
Half Baths	1
Square Footage	1,034
Acres	0.00
Year Built	1900
Type	Single Family
Sub-Type	Freehold
Style	2 Level

Community Information

Address	312 Clarence Street
Subdivision	878 - Sugarloaf
City	Port Colborne
Province	Ontario
Postal Code	L3K3G8

Amenities

Amenities	Park, Playground, Public Transit, Schools, Shopping
Utilities	Natural Gas
Features	Southern exposure, Paved driveway, Private Yard
Parking Spaces	4

Interior

Appliances	Dryer, Refrigerator, Stove, Washer
Heating	Natural gas Forced air
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
# of Stories	2
Has Basement	Yes

Exterior

Exterior	Brick
Foundation	Stone

Listing Details

Listing Office	RE/MAX Escarpment Realty Inc.
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