

\$449,900 - 678 Sugarloaf Street, Port Colborne (sugarloaf)

MLS® #X12464687

\$449,900

3 Bedroom, 2.00 Bathroom,
Single Family on 0.00 Acres

878 - Sugarloaf, Port Colborne (sugarloaf),
Ontario

Location. Location! LOCATION! Discover this prime, quiet area in southwest Port Colborne! Zero through traffic! This solid 1967 backsplit is seeking a visionary family, as it is the perfect backdrop for family life. Picture yourself in your favourite chair by the giant bay window... enjoying a cup of hot cider while watching the leaves fall! Then there's the large eat-in kitchen that could become a spectacular family hub, highlighted by sliding doors leading out to a covered patio for outdoor meals together during the warmer months. The lower level has an informal family room to snuggle together and watch movies, and it's a bright playroom with the above grade windows! If needed, the existing separate entrance enables this space the potential to be transformed into a studio suite for an extended family member. The convenient mud room with laundry makes multi-tasking a breeze, and the 2 pc bath is a must have. This is an extra large lot, PLUS, being a corner lot... there's more room between you and your neighbours, and no sidewalks to shovel! Easy access for storing boats (the marina is close by!) or R.V.s, and room for a future garage. Put in the sweat equity and build your generational wealth! All visionaries are welcome to apply via the submission of an offer! (id:6289)



Essential Information

Listing #	X12464687
Price	\$449,900
Bedrooms	3
Bathrooms	2.00
Half Baths	1
Acres	0.00
Type	Single Family
Sub-Type	Freehold

Community Information

Address	678 Sugarloaf Street
Subdivision	878 - Sugarloaf
City	Port Colborne (sugarloaf)
Province	Ontario
Postal Code	L3K2R5

Amenities

Amenities	Marina, Park, Schools
Utilities	Cable, Electricity, Sewer
Features	Cul-de-sac, Flat site
Parking Spaces	5
Parking	No Garage

Interior

Appliances	Water meter, Dishwasher, Dryer, Stove, Washer, Refrigerator
Heating	Natural gas Forced air
Cooling	Central air conditioning
Has Basement	Yes
Basement	Walk out

Exterior

Exterior	Brick
Lot Description	70.2 x 125.3 FT under 1/2 acre
Foundation	Poured Concrete

Listing Details

Listing Office	A.G. ROBINS & COMPANY LTD, BROKERAGE
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