

\$699,500 - 62 West Street, Port Colborne (sugarloaf)

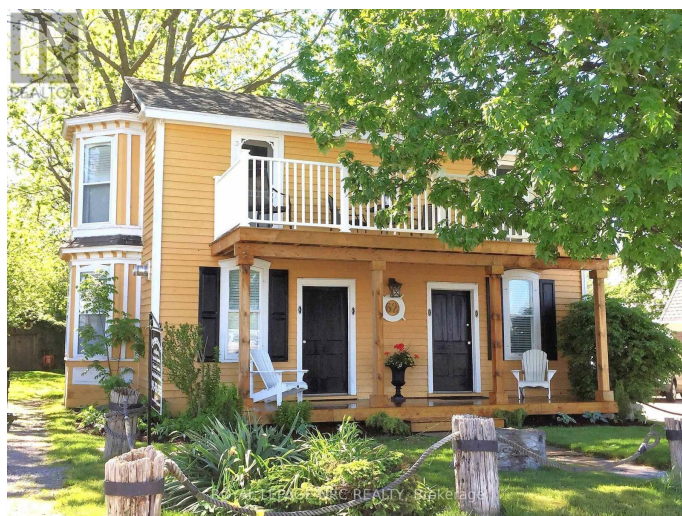
MLS® #X12456519

\$699,500

4 Bedroom, 2.00 Bathroom,
Single Family on 0.00 Acres

878 - Sugarloaf, Port Colborne (sugarloaf),
Ontario

Nestled along the picturesque Promenade of the Welland Canal and Historic West Street, The Captains Quarters offers an extraordinary opportunity for a serene and casual lifestyle. Enjoy the unparalleled beauty of watching ships from around the world sail past from the comfort of your own porch in this enchanting 3-bedroom, winterized cottage. Boasting abundant charm and character, this delightful residence features pine plank flooring and French doors, which add to its timeless appeal. The inviting gas fireplace provides warmth and ambiance, creating a cozy haven during the cooler months. The upper-level bedrooms each open to a private balcony, offering breathtaking views of the canal-an ideal setting for morning coffee or evening relaxation. The residence's 4-piece bath includes an original claw foot tub, maintaining the home's historic charm. Additionally, a private, attached one-bedroom guest suite at the rear of the property is perfect for an in-law apartment or as a source of rental income. Located just a short stroll from the quaint downtown core, the property is in close proximity to a variety of shops, restaurants, a waterfront park, and a marina. This convenient access allows for an engaging and active lifestyle, while still providing the tranquility of waterfront living. The deep lot offers ample space for potential expansion, maximizing both living and income-generating possibilities. There are also potential grants for



improvements with the city and region. Priced to sell, this gem of a property is perfect for those looking to own a piece of waterfront, whether as a year-round residence or a profitable business venture. Do not let this rare opportunity pass you by. Embrace the charm, tranquility, and potential of owning 62 West Street. (id:6289)

Essential Information

Listing #	X12456519
Price	\$699,500
Bedrooms	4
Bathrooms	2.00
Acres	0.00
Type	Single Family
Sub-Type	Freehold

Community Information

Address	62 West Street
Subdivision	878 - Sugarloaf
City	Port Colborne (sugarloaf)
Province	Ontario
Postal Code	L3K4C8

Amenities

Amenities	Separate Heating Controls
Features	In-Law Suite
Parking Spaces	2
Parking	No Garage
View	View of water, Direct Water View
Is Waterfront	Yes
Waterfront	Waterfront on canal

Interior

Appliances	Water Heater, Dryer, Microwave, Two stoves, Washer, Two Refrigerators
Heating	Other

Fireplace	Yes
# of Stories	2
Has Basement	Yes

Exterior

Exterior	Wood
Lot Description	43 x 165.5 FT
Foundation	Block, Stone

Listing Details

Listing Office	ROYAL LEPAGE NRC REALTY
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