



**110 Derby Rd**  
**Fort Erie Ontario L0S 1B0**  
Fort Erie 337 - Crystal Beach Niagara  
**SPIS:** N      **Taxes:** \$1,957/2024      **DOM:** 0

**Detached**  
**Link:** N  
Bungalow

**Front On:** E  
**Acre:** < .50

**Rms:** 7  
**Bedrooms:** 2  
**Washrooms:** 1  
1x4xMain

**Lot:** 35 x 92.38 Feet Irreg:  
**Dir/Cross St:** Ridgeway Rd / Brewster Rd  
**Directions:** Ridgeway Rd / Brewster Rd

**MLS#:** X12423630      **PIN#:** 641840206  
**Possession Remarks:** Flexible

<b>Kitchens:</b> 1 <b>Fam Rm:</b> N <b>Basement:</b> Crawl Space / Unfinished <b>Fireplace/Stv:</b> N <b>Heat:</b> Forced Air / Gas <b>A/C:</b> None <b>Central Vac:</b> N <b>Apx Age:</b> 51-99 <b>Year Built:</b> 1929 <b>Apx Sqft:</b> 700-1100 <b>Roof:</b> Asphalt Shingle <b>Foundation:</b> Concrete Block <b>Assessment:</b> \$115,000 / 2025 <b>POTL:</b> <b>POTL Mo Fee:</b> <b>Elevator/Lift:</b> <b>Laundry Lev:</b> Main <b>Phys Hdcap-Eqp:</b>	<b>Exterior:</b> Brick / Vinyl Siding <b>Gar/Gar Spcs:</b> None / 0 <b>Park/Drive:</b> Private <b>Drive:</b> Private <b>Drive Park Spcs:</b> 2 <b>Tot Prk Spcs:</b> 2 <b>UFFI:</b> <b>Pool:</b> None <b>Energy Cert:</b> N <b>Cert Level:</b> <b>GreenPIS:</b> N <b>Prop Feat:</b> Beach, Library, Park, Place Of Worship, Rec Centre, School <b>Exterior Feat:</b> Landscaped,Deck,Privacy,Porch <b>Interior Feat:</b> Water Heater Owned	<b>Zoning:</b> R2 <b>Cable TV:</b> A <b>Hydro:</b> A <b>Gas:</b> A <b>Phone:</b> Y <b>Water:</b> Municipal <b>Water Supply Type:</b> <b>Sewer:</b> Sewers <b>Spec Desig:</b> Unknown <b>Farm/Agr:</b> <b>Waterfront:</b> <b>Retirement:</b> <b>HST Applicable to Sale Price:</b> Included In <b>Oth Struct:</b> Fence - Full, Shed, Gazebo, Storage <b>Survey Type:</b> Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Sunroom	Main	16.34	x 6.92	Ceiling Fan	Window	
2	Living	Main	11.15	x 17.32	Hardwood Floor	Open Concept	Window
3	Kitchen	Main	11.15	x 11.91	Centre Island	Hardwood Floor	Stainless Steel Appl
4	Prim Bdrm	Main	7.74	x 10.83	Closet	Hardwood Floor	Window
5	2nd Br	Main	7.74	x 10.66	Closet	Hardwood Floor	Window
6	Laundry	Main	12.6	x 5.35	Tile Floor		
7	Other	Main	12.01	x 14.34	Unfinished		

**Client Remks:** Welcome to Crystal Beach Living! This charming 2-bedroom, 1-bath bungalow is located just a 10-minute walk to the shores of Crystal Beach and the vibrant Erie Road strip. Thoughtfully updated with stylish finishes, hardwood floors, and an open-concept layout, the home offers both comfort and character in every corner. Step outside to your fully landscaped backyard oasis, complete with a "Finnish" outdoor shower, fully insulated Tiki bar and fully insulated guest Bunkie with electrical rough-in, and multiple lounge areas perfect for summer entertaining or peaceful relaxation. Whether you're a first-time buyer, downsizer, or investor, this property checks all the boxes. Just 20 minutes to Niagara Falls and 10 minutes to the U.S. border, this home is ideally situated in a town designed for tourism, making it a fantastic income-generating opportunity or a low-maintenance vacation home. Turnkey. Incredible location. Excellent investment potential. Don't miss your chance to live or invest in one of Niagara's most sought-after beach towns! Basement insulation updated '21, roof '16, eave troughs '21, Bunkie '21, Bunkie roof '24, washer & dryer '22, microwave '24, fridge '24, furnace '17, water heater '20.  
**Inclusions:** All light fixtures, window coverings, fridge, gas range, microwave, clothes washer & dryer, TV antenna (installed, includes 26 free channels), exterior lighting and accessories, including sheds.

**Listing Contracted With:** Royal Lepage Real Estate Associates **Ph:** 905-812-8123