



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

List: \$439,950 For: Sale

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#: X12507158 **PIN#:** 641840206
Assignment: N **Fractional Ownership:** N
Possession Remarks: Flexible **Vacant Land Condo:** N
Legal: PLAN 55 LOT 154 NP395

Kitchens: 1 Fam Rm: N Basement: Unfinished / Crawl Space Fireplace/Stv: N Heat: Forced Air / Gas A/C: None Central Vac: N Apx Age: 51-99 Year Built: 1929 Yr Built Source: MPAC Apx Sqft: 700-1100 Roof: Asphalt Shingle Foundation: Concrete Block Assessment: \$115,000 / 2025 POTL: N POTL Mo Fee: Elevator/Lift: Laundry Lev: Main Phys Hdcap-Eqp:	Exterior: Brick / Vinyl Siding Gar/Gar Spcs: None / 0 Park/Drive: Private Drive: Private Drive Park Spcs: 2 Tot Prk Spcs: 2 UFFI: Pool: None Energy Cert: N Cert Level: GreenPIS: N Prop Feat: Beach, Library, Park, Place Of Worship, Rec Centre, School Exterior Feat: Landscaped, Deck, Privacy, Porch Interior Feat: Water Heater Owned	Zoning: R2 Cable TV: A Hydro: A Gas: A Phone: A Water: Municipal Water Supply Type: Sewer: Sewers Spec Desig: Unknown Farm/Agr: Waterfront: Retirement: HST Applicable to Included In Sale Price: Oth Struct: Fence - Full, Shed, Gazebo, Storage Survey Type: 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