



**110 Derby Rd**  
**Fort Erie Ontario L0S 1B0**  
 Fort Erie 337 - Crystal Beach Niagara  
**SPIS:** No **Taxes:** \$2,091/2025 **DOM:** 0  
**List: \$439,950 For: Sale**  
 Detached **Front On:** E **Rms:** 7  
**Link:** N **Acres:** < .50 **Bedrooms:** 2  
 Bungalow **Washrooms:** 1  
 1x4xMain  
**Lot:** 35 x 92.38 Feet Irreg:  
**Dir/Cross St:** Ridgeway Rd / Brewster Rd  
**Directions:** Ridgeway Rd / Brewster Rd

**MLS#:** X12997076 **PIN#:** 641840206  
**Assignment:** No **Fractional Ownership:** No  
**Possession Remarks:** Flexible **Vacant Land Condo:** N  
**Legal:** PLAN 55 LOT 154 NP395

<b>Kitchens:</b> 1	<b>Exterior:</b> Brick / Vinyl Siding	<b>Zoning:</b> R2
<b>Fam Rm:</b> N	<b>Gar/Gar Spcs:</b> None / 0	<b>Cable TV:</b> A
<b>Basement:</b> Unfinished / Crawl Space	<b>Park/Drive:</b> Private	<b>Hydro:</b> A
<b>Fireplace/Stv:</b> N	<b>Drive:</b> Private	<b>Gas:</b> A
<b>Heat:</b> Forced Air / Gas	<b>Drive Park Spcs:</b> 2	<b>Phone:</b> A
<b>A/C:</b> None	<b>Tot Prk Spcs:</b> 2	<b>Water:</b> Municipal
<b>Central Vac:</b> No	<b>UFFI:</b>	<b>Water Supply Type:</b>
<b>Apx Age:</b> 51-99	<b>Pool:</b> None	<b>Sewer:</b> Sewers
<b>Year Built:</b> 1929	<b>Energy Cert:</b> No	<b>Spec Desig:</b> Unknown
<b>Apx Sqft:</b> 700-1100	<b>Cert Level:</b>	<b>Farm/Agr:</b>
<b>Roof:</b> Asphalt Shingle	<b>GreenPIS:</b> No	<b>Waterfront:</b>
<b>Foundation:</b> Concrete Block	<b>Prop Feat:</b> Beach, Library, Park, Place Of	<b>Retirement:</b>
<b>Assessment:</b> \$115,000 / 2025	Worship, Rec Centre, School	<b>HST Applicable to</b> Included In
<b>POTL:</b> N	<b>Exterior Feat:</b> Landscaped, Deck, Privacy,	<b>Sale Price:</b>
<b>POTL Mo Fee:</b>	Porch	<b>Oth Struct:</b>
<b>Elevator/Lift:</b>	<b>Interior Feat:</b> Water Heater Owned	Fence - Full, Shed, Gazebo, Storage
<b>Laundry Lev:</b> Main		<b>Survey Type:</b> Unknown
<b>Phys Hdcap-Eqp:</b>		

#	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, eavestroughs '21, Bunkie '21, Bunkie roof '24, washer & dryer '22, microwave '24, fridge '24, furnace '17, water heater '20.

**Inclusions:** Dryer, Gas Oven/Range, Microwave, Range Hood, Washer, Window Coverings  
**Listing Contracted With:** Royal LePage Real Estate Associates **Ph:** 905-812-8123