



**\$299,000**

**100 BROWNLEIGH AVE #176, WELLAND, ON L3B 5V8, CANADA**

<https://www.gtarealestates.com>

STOP RENTING. START OWNING. This **\*\*BEAUTIFULLY RENOVATED CORNER TOWNHOUSE\*\*** in Welland is the perfect opportunity for **FIRSTTIMEBUYERS** to step into the market-EVEN IF YOU THINK YOU'RE NOT READY YET. Featuring 3 **SPACIOUS BEDROOMS**, 1 **UPDATED WASHROOM**, and a **BRIGHT CORNER LAYOUT** with plenty of natural light. Enjoy a **MOVE-IN READY HOME** with modern finishes and a...

- 3 beds
- 1 bath
- Single Family
- Single Family
- 1000 - 1199 sq ft



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## Rooms & Units Descr

**UnitNumber:** 176

**RoomLevel1:** Second level

**RoomWidth1:** 3

**RoomType2:** Bedroom 2

**RoomLength2:** 2.74

**RoomDimensions2:** 2.74 m X 2.54 m

**RoomLevel3:** Second level

**RoomWidth3:** 2.54

**RoomType4:** Bathroom

**RoomLength4:** 2

**RoomDimensions4:** 2 m X 1 m

**RoomLevel5:** Main level

**RoomWidth5:** 3.4

**RoomType6:** Kitchen

**RoomLength6:** 2.97

**RoomDimensions6:** 2.97 m X 2.97 m

**RoomLevel7:** Main level

**RoomWidth7:** 2.84

**RoomType1:** Primary Bedroom

**RoomLength1:** 4.17

**RoomDimensions1:** 4.17 m X 3 m

**RoomLevel2:** Second level

**RoomWidth2:** 2.54

**RoomType3:** Bedroom 3

**RoomLength3:** 3.48

**RoomDimensions3:** 3.48 m X 2.54 m

**RoomLevel4:** Second level

**RoomWidth4:** 1

**RoomType5:** Family room

**RoomLength5:** 5.23

**RoomDimensions5:** 5.23 m X 3.4 m

**RoomLevel6:** Main level

**RoomWidth6:** 2.97

**RoomType7:** Dining room

**RoomLength7:** 3

**RoomDimensions7:** 3 m X 2.84 m

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## Location Details

**City:** Welland (Welland Downtown)

**Province:** Ontario

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## Property Details

**SubdivisionName:** 768 - Welland Downtown

**Levels:** 2

**Stories:** 2



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## Property Features

**CommunityFeatures:** Pets Allowed With Restrictions

**Heating:** Forced air

**CoolingYN:** True

**ParkingTotal:** 1

**GarageYN:** False

**CarportYN:** False

**ViewYN:** False

**Flooring:** Laminate,Tile

**HeatingFuel:** Natural gas

**Cooling:** Central air conditioning

**OpenParkingYN:** False

**AttachedGarageYN:** False

**PoolYN:** False

**WaterfrontYN:** False

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## Miscellaneous

**AssociationFeeFrequency:** Monthly

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## Courtesy of

**OfficeName:** RE/MAX REALTY SERVICES INC.

**Office ID:** 283291

**ListAOR:** Toronto Regional Real Estate Board

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## Building Details

**ParkingTotal:** 1

**Heating:** Forced air

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## Amenities & Features



**Waterfront available:** No

**OpenParkingYN:** No

**AttachedGarageYN:** No

**GarageYN:** No

**CarportYN:** No

**PoolYN:** No

**CoolingYN:** Yes

**CommunityFeatures:** Pets Allowed With Restrictions

**Cooling:** Central air conditioning

