

# **\$849,900 - 1809-1813 CONCESSION 3 Road**

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## **Listing ID: 40355829**

**\$849,900**

4 Bedrooms, 2 Bathrooms, 1130

Single Family

1809-1813 CONCESSION 3 Road, Port  
Colborne, Ontario, L3K5V5

**TWO SEMI-DETACHED ON ONE**

**ACRE!!** This property offers a rare

opportunity to own a side by side bungalow

duplex on a beautiful 1.31 acre lot in this

quiet and desirable hamlet in Port Colborne,

fondly known as Bethel. Enjoy the 360

degree views of this tree lined property and

the tranquility of country living while only a

short distance to surrounding cities and

amenities. Quick access to major highways

namely Hwy #140 and Hwy #3, means you

are only minutes to the rest of the peninsula

as well as the U.S. border. Rebuilt in the

1970's from top to bottom, this unique

property has been extremely well

maintained and offers two separate

entrances for each unit; each with its own

massive asphalt driveway plus completely

separate utilities such as separate electrical

& hydro panels, gas meters, and newly

installed 1000 gallon cisterns. Water

systems and cisterns recently installed new

as of September 2022. Each semi-detached

unit offers 2 bedrooms, a generously sized

eat-in kitchen, 4 pc bathroom and above

grade utility/storage room with laundry

hook-up. One unit is larger than the other

and has a large front covered patio.

Excellent investment opportunity! Live in

one and rent out the other! (id:23349)

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Last Modified: 09/12/2022 11:51:16 AM

Listing Office:ROYAL LEPAGE NRC REALTY