

**16 GREAT LAKES Lane**  
**Selkirk, ON N0A 1P0**



**Land/Commercial/Sale** Price: **\$19,900**

MLS®#: **XH3166199** Prev Price:  
 Alt. MLS®#: Status: **Expired**  
 Region: **Haldimand County** DOM: **181**  
 Municipality: **65 - Rainham**  
 Neighbourhood: **065 - Rainham**  
 Category/Use: **Raw (outside Official Plan)/Other Vacant Land**  
 Acreage: **< 0.5** Lot Shape:  
 Frontage: **50.00 Feet** Location:  
 Depth: **95.83 Feet** Fronting On: **South**  
 Irregularities: Chattels:  
 Zoning: Waterfront: **None**  
 Soil Type: **Clay** Soil Test:  
 Legal Desc: **PART 3 1/2 LOT 9 CON 1 RAINHAM AS IN HC66481**  
 Sellers: **Edward Boccadoro & Steven Boccadoro**  
 List SP/Brk: **Rob Shirton, Salesperson / Royal LePage Niagara Real Estate Centre**

Directions: **Take Haldimand Rd. (8)-Kohler Rd. to Lakeshore(7km0, Lakeshore-Go West to Lake Erie Lane- North to Great Lakes Lane - Cross Street: Lakeshore Rd.**

**Property Details**

Area Influences: **Other**  
 Special Designations:  
 Services: **None**  
 Wtr Supply Type: Water:  
 Well Capacity: Well Depth:  
 Pin #: Assessment:  
 Roll #: Taxes: **\$236/2015**

Sewers: **None**  
 Well Testing:  
 Rec Use:  
 HST Applicable: **Call LBO**  
 Develop \$ Pd: **No**  
 Income Pot:

**Public Remarks**

**Season lot with views of Lake Erie off Lakeshore Rd. in Selkirk, Buy with adjoining lot and build seasonal cottage(MLS #H3166211). 35 minutes south of Hamilton. Buyer to satisfy themselves of building permits.**

**REALTOR® Information**

Rmks for Brokerages: **Season lot with views of Lake Erie off Lakeshore Rd. in Selkirk. Buy with adjoining lot and build seasonal cottage(MLS #H3166211) . 35 minutes south of Hamilton. Buyer to satisfy themselves of building permits. Call Listing Office for details.**

Appointments: **DIRECT** Occupant:  
 Commission: **3%** Deposit: **3000** Possession: **IMMEDIATE**  
 Under Contract: SPIS: **No/** Possess Date:  
 Sign: **Yes** Lockbox: Bkg Trust: **NIB**  
 Commence Date: **09/01/2015** Expire Date: Spec Agreement:  
 Financing: **Other** Holdover Days: Contact Exprd: **No**  
 CDOM: **0**

List Brokerage 1: **Royal LePage Niagara Real Estate Centre** L/BR Phone: **(905) 774-7511**  
 List Salesperson 1: **Rob Shirton, Salesperson** L/SP Phone: **(905) 774-7511**  
 Email: **rob.shirton@gmail.com** Salesperson Cell:  
 L/SP Fax: **(905) 774-3444** Brokerage Web: **www.homesniagara.com**

**Prepared By: Greg Cichosz, Salesperson**

**Full Report**

**Date Printed: 06/02/2017**