



\$749,500

**37 Biggar Road, Port Robinson, Ontario L0S 1K0**



### ◆ Property Information

- ◆ **Property Type:** Residential
- ◆ **Property Style:** 4 Level Backsplit
- ◆ **Beds:** 3

- ◆ **Baths:** 2
- ◆ **Taxes:** \$5,174.32 / 2025
- ◆ **Sq. Footage:** 1375 ft

- ◆ **Lot Size:** 62 FT X 114.83 FT
- ◆ **MLS®:** X12175811



View virtual tour at [visual4sale.com](https://visual4sale.com) Enter **V4S# 356571**



**TERRY COX**  
Sales Representative  
905-931-1384

**Direct Cell Number:**  
905-931-1384

TERRYCOX@ROYALLEPAGE.CA  
www.terryandrose.com



**ROSE DORIO**  
Sales Representative  
905-931-1040

**Direct Cell Number:**  
905-931-1040

rosedorio@royalpage.ca  
www.terryandrose.com



**Royal LePage NRC Real Estate Centre  
Brokerage**  
33 Maywood Ave  
St. Catharines, L2R 1C5



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## ◆ Property Features

- ◆ Detached 4 level backsplitted
- ◆ 1 4pc bath & 1 3pc bath
- ◆ In-law potential - w/ separate entra
- ◆ No rear neighbours
- ◆ Close to hwy 406
- ◆ 30 x 22.5 double garage
- ◆ 3-bedrooms
- ◆ Above Ground Pool with deck
- ◆ Approx 2400 sq ft of living area
- ◆ Walking Distance to Welland Canal

## ◆ Property Description

"STUNNING 4-LEVEL DETACHED BACKSPLIT (1998) 3 BED, 2 FULL BATH, IN-LAW POTENTIAL, 22.5 X 30 FT DOUBLE CAR GARAGE WITH 10 FT HEIGHT, ABOVE GROUND POOL WITH DECK & PATIO, ON THE EDGE OF TOWN & COUNTRY, BOASTING APPROX 2400 SQ FT OF LIVING SPACE, NO REAR NEIGHBOURS, WALKING DISTANCE TO WELLAND CANAL, IS A GREAT OPPORTUNITY FOR SOMEONE WANTING TO HAVE A QUIET LOCATION" Welcome to 37 Biggar Road in Thorold (Pt Robinson). Situated on a quiet street you approach and notice how meticulous the yard and landscaping is with large double drive & oversized 2 car garage great for parking approx 6 vehicles. Walking up to front door you notice the covered large front porch great for relaxing on the nice mornings or summer evenings.

