

Property Client Full

300 Croft Street Unit #3104, Port Hope, Ontario L1A 0E1

Listing

MLS®#: X12177789
List Price: \$585,000



Northumberland/Port Hope/Port Hope

Tax Amt/Yr: \$3,765.00/2024

SPIS: No

Legal Level: 1

Style: Bungalow

Fractional Ownership:

Assignment:

Corp #: 85

Reg Office: 39

Locker: None

Locker Level:

Transaction: Sale

Legal Unit: 39,

Rooms Rooms+: 6+0

BR BR+: 2(2+0)

Baths (F+H): 2 (1+1)

SF Range: 900-999

SF Source: Other

Lot Acres:

Fronting On:

Dir/Cross St: West of Rose Glen Rd

Prop Mgmt: Genedco

PIN #: 518850039

Holdover: 90

Possession:

Bldg Name:

ARN #: 142312502003260

Possession Date: 2025-07-15

Contact After Exp: No

Kitchens: 1 (1+0)

Fam Rm: No

Basement: No/None

Fireplace/Stv: No

Interior Feat: Carpet Free, Guest Accommodations, Primary Bedroom - Main Floor, Storage

Heat: Baseboard, Electric

Sqft Source: Other

Exposure: S

Special Design: Unknown

Bldg Amen: BBQs Allowed, Visitor Parking

Property Feat: Grnbelt/Conserv, Park, Public Transit

Waterfront Y/N: No

Water Struct:

Under Contract:

View: Garden, Park/Greenbelt

Pets Allowed: Restricted

Maintenance: \$369.76

A/C: Yes/Other

Central Vac: No

Included: Water, Building Insurance, Parking

Com Elem Inc: Yes

Waterfront:

Easements/Restr:

Dev Charges Paid:

Lot Shape:

Balcony: Open

Laundry Acc: In-Suite Laundry, Laundry Room, Ensuite

Exterior: Vinyl Siding

Gar/Gar Spcs: None/0.0

Park Type: Exclusive

Drive Pk Spcs: 2.00

Tot Pk Spcs: 2.00

Park Cost/Mo: \$0

Park Spot 1/2: 3104, 3104

Waterfront Frontage (M):

HST App To SP: Not Subject to HST

Lot Size Source:

Remarks/Directions

Client Rmks: Welcome to your new home, where comfort meets charm in a peaceful, park-side setting. Nestled in a serene community, this 2-bedroom, 2-bathroom condo offers the ease of one-level living with elegant touches throughout. Step into the inviting open-concept layout, where the heart of the home - a stunning kitchen adorned with gleaming quartz countertops and stainless steel appliances - flows effortlessly into a warm and airy living space. The covered front porch beckons you to unwind with a morning coffee or evening glass of wine as you gaze out toward lush green parkland and the lively rhythm of nearby baseball diamonds. Each bedroom is a cozy retreat, while the modern bathrooms provide a spa-like feel. With air conditioning ensuring year-round comfort, and TWO dedicated parking spots offering convenience, this home truly has it all. Perfectly positioned near walking trails, shops, and transit, it offers a harmonious blend of nature and neighborhood living.

Rooms

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Room	Level	Dimensions (Metric)	Dimensions (Imperial)	Bathroom Pieces	Features
Kitchen	Ground	3.93 M X 2.25 M	12.89 Ft x 7.38 Ft		Breakfast Bar, Quartz Counter
Dining Room	Ground	3.92 M X 2.09 M	12.86 Ft x 6.85 Ft		Open Concept, Vaulted Ceiling
Living Room	Ground	6 M X 4.03 M	19.68 Ft x 13.22 Ft		Open Concept, Vaulted Ceiling
Primary Bedroom	Ground	4.81 M X 3.82 M	15.78 Ft x 12.53 Ft		
Bedroom	Ground	3.8 M X 3.25 M	12.46 Ft x 10.66 Ft		
Utility Room	Ground	3.41 M X 2.78 M	11.18 Ft x 9.12 Ft		
Bathroom	Main			4	
Bathroom	Main			2	

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Inclusions: Stainless Steel Kitchen Appliances (Fridge, Stove, Dishwasher, Microwave), Washer, Dryer, Water Heater, Light Fixtures & Ceiling Fans, Window Coverings and Hardware

Exclusions: IKEA Organizer in Primary Bedroom Closet, Planter Boxes & Hanging Basket Hook at Front Porch, Personal Items

Rental Items: none





AECL – OFFICIAL USE ONLY

LLRWMO-121250-000-10905

2185.C20.32

WvV-2014-C1COMP-671

2014 November 27

Site Id: 10905

COMPLIANCE LETTER FOR CON 1 PT LOT 3 PT 1 AND PT 4, PORT HOPE, ONTARIO

The Port Hope Area Initiative Management Office is providing this formal Compliance Letter for the property at CON 1 PT LOT 3 PT 1 AND PT 4, Port Hope, Ontario which was included in the Property Radiological Survey during 2013. The investigation did not identify historic low-level radioactive waste exceeding the Port Hope Area Initiative Clean-Up Criteria. Therefore, this property does not require a cleanup and there is no need for further investigation by the Port Hope Area Initiative.

The investigation followed procedures and protocols developed for radiological testing and soil analysis. Test results for this property were compared to the Port Hope Area Initiative Clean-Up Criteria. These criteria establish levels to which the cleanup of historic low-level radioactive waste will be carried out. They were approved by the Canadian Nuclear Safety Commission, after consultation with the Municipality of Port Hope and other government stakeholders and citizens.

This Compliance Letter will replace the need for a Radiological Status Letter for this property in the event that it is to be sold. The radiological monitoring services of the Low-Level Radioactive Waste Management Office will no longer be required when carrying out building renovations or excavating soil at this property.

We appreciate your participation in the radiological survey. If you have any questions, please contact the Port Hope Area Initiative Management Office at (905) 885-0291.

Yours sincerely,

Walter van Veen, M.A.Sc., P.Eng.
Manager of Technical Integration
Port Hope Area Initiative Management Office

WvV/bf

cc. > PHAI Files

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