



Status: Active

List Price: \$ 395,000

37A JOHN Street

Lease Rate:

St. Catharines L2N 4P1

Prop Type: Residential

Type/Style: Detached - Raised-Elevtd Ranch

of Rooms:
of Bedrooms: 2 + 1

District: St. Catharines - Port Dalhousie - 888

Near: MICHIGAN AND LAKEPORT

Legal: PART LOT 20, PLAN 642 BEING PART 2, PLAN 30R-12967, ST.CATHARINES

Sale/Lease: For Sale Only

Tx Appl:

Age: New

Comm Date: 12/21/15

Side of Road: West

Sale:

Possession: 30/TBD

DOM:

Zoning: R1
Baths 2-piece: 1
Baths 3-piece: 1
Baths 4-piece: 1
Baths 5/6 piece: 0
#FBths/#HBths: 2/1
Sq Ft: 1125 +/-

Rooms and Their Sizes

Living Room	[1] 15.11 x 15.4	2 Pc Bthrm	[1]
Eat In Kitchen	[1] 15.11 x 13.3	Bedroom	[LL] 13.4 x 8.9
Master Bedroom	[1] 14.9 x 12.10	Family Room	[LL] 27.11 x 14.3
Bedroom	[1] 12.6 x 9.4	3 Pc Bthrm	[LL]
4 Pc Ensuite	[1]		

Property Details

UFFI: No	Lot Size: 38 x 88.5 [Imperial]	Frontage: 38.00
Taxes: \$ 1 / 2015	Property Size: .5 or Less	Heating: Forced Air
Type of Ownership: Freehold	Basement: Full	Fireplaces: 1 - GAS
Occupant: Owner	Basement Dev: Partially Finished	Fuel: Gas (Natural)
Parking: Attached Garage, Parking Gravel, Single Garage		Energide Rating:
Rental Eqmt: Water Heater		Water Supply: Municipal
Exterior/Const: Stone, Metal Vinyl Siding, Maintenance Free (Fascia, Soffit, Eaves)		Water Meter: Yes
Topography:		Sewer Type: Sewer Connected
Restrictions:		Waterfront: Pool: N
Foundation:		Central Air: Yes
Elementary Sch:	Secondary Sch:	Survey Avail: Amps:
Condo Fee:		
Incl Prkg:	Incl Locker:	Condo Corp#:
Features:		Mobile Home Info:

Directions

Inclusions:

Exclusions

Listing Brokerage RE/MAX GARDEN CITY REALTY INC, BROKERAGE- ST.CATH.

Internet Comments

THE HOME. This home is all about lifestyle. A brand new custom home in the heart of Port Dalhousie. Fall in love with this bright open concept main floor with high ceilings and a beautifully presented fireplace. Timeless crown moldings, casings & baseboards are everywhere. Enjoy the Chef's kitchen and appreciate the open flow design with large built-in cupboards. Beautiful granite island perfect for entertaining. A place that keeps everyone in the conversation, perfect for company and entertaining. 2 solid size rooms with the Master having a spa like ensuite and walk-in. Jump down to the third bedroom with a 4pc. bath. An unfinished rec-rm allows for the endless possibilities of making it your own perfect space. THE LOCATION: In a picture perfect enclave on the cusp of Port. Jump on your bike and head over to the Sailing Club for Happy Hour or Ports restaurant and enjoy its up and coming west coast vibe. Lifestyle : Turn the key and go and explore or better yet, open a bottle of wine, have some great conversation and relax. This is a great way to live!

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