



Status: Active
26 RICHELIEU Drive
St. Catharines L2M 2B8
Prop Type: Residential
Type/Style: Detached - 3 Level Back Split
District: St. Catharines - Niagara/Linwell - 888
Near:
Legal: LOT 70, PLAN 648
Sale/Lease: For Sale Only
Age: Unknown
Side of Road: East
Possession: 30/TBD

List Price: \$ 439,900
Lease Rate:
of Rooms:
of Bedrooms: 5 + 0
Zoning: R1
Baths 2-piece: 0
Baths 3-piece: 1
Baths 4-piece: 1
Baths 5/6 piece: 0
#FBths/#HBths: 2/0
Sq Ft: 1150 +/-

Rooms and Their Sizes

Kitchen	[1] 9 x 18	Bedroom	[B1] 14 x 12
Dining Room	[1] 13 x 9	Bedroom	[2] 9 x 10.5
Living Room	[1] 16 x 14	Master Bedroom	[2] 13 x 11
Recreation Rm	[LL] 19 x 13	3 Pc Bthrm	[LL]
Bedroom	[LL] 9 x 11	4 Pc Bthrm	[2]

Property Details

UFFI: No	Lot Size: 50X139.41 IRREG [Imperial]	Frontage: 50.00
Taxes: \$ 3,800 / 2015	Property Size: .5 or Less	Heating: Forced Air
Type of Ownership: Freehold	Basement: Full	Fireplaces: GAS
Occupant: Owner	Basement Dev: Fully Finished	Fuel: Gas (Natural)
Parking: Single Garage, Attached Garage		Energuid Rating:
Rental Eqmt: Water Heater		Water Supply: Municipal
Exterior/Const: Wood		Water Meter: Yes
Topography:		Sewer Type: Sewer Connected
Restrictions:		Waterfront: Pool: Y
Foundation:		Central Air: Yes
Elementary Sch: Prince Phillip	Secondary Sch: Gov. Simcoe	Survey Avail: Amps:
Condo Fee:		
Incl Prkg:	Incl Locker:	Condo Corp#:
Features: Rec Room, Urban, In-Ground Pool		Mobile Home Info:

Virtual Tour: <http://my.matterport.com/show/?m=ux3bPCTeazG>

Directions

THE CEDARS

Inclusions:

Exclusions

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

Internet Comments

Family,Community, Lifestyle THE HOME: Finished top to bottom. An eclectic style that has more custom finishes than you could smack a fish with. Take off your Chuck Taylors, fist bump the kids & go grab a cold one. Pass through the hip galley kitchen designed for max efficiency w/ marble countertops, under lighting & a smooth tv pocket. A few steps down & voila! A bar of all your favorites under a 120 gallon fish tank. Hello Angel (fish)..Go back UP, kiss the wife, & put on the new Lumineers record in the living rm. Love that sun coming through the floor-to-ceiling windows. Chill out or set the table in the formal dining rm. 3 solid size bedrooms UP w/ a fully renovated bathroom complete the upstairs. Down. Love the built-ins around the gas fireplace. Dim the potlights and enjoy the surround sound all wired in for date night. An office,3pc bath & walkout round out the lower level. Storage, laundry, workshop and a kids room is the name of the game in the basement. The Lifestyle: This home is all about the backyard. Family time or party for 50. Pool parties, or intimate fires under the pergola and stars. Your favorite music is on and life is..

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