

**4 FOXGLOVE Avenue**

**Single Family/Freehold/Sale**

Price:

**\$369,900**

**St. Catharines, ON L2M 3E8**



MLS®#: **30526679** Status: **Active**  
 Region: **Niagara** DOM:  
 Municipality: **4 - St. Catharines**  
 Neighbourhood: **441 - Niagara/Linwell**  
 Bldg Type/Style: **Detached/Bungalow**  
 Age/Yr Built: **31-50 Years** Basement: **Yes**  
 Legal Desc: **LOT 106, PLN 365**  
 Sq.Ft/Source: **1,100/Other** Bedrooms: **2 (2/0)**  
 Sq Ft Range: **1001 to 1500** Bathrooms: **1.0**  
 Acres/Range: **< 0.5** Lot Front: **60.00 Feet**  
 Taxes/Year: **\$3,587/2016** Lot Depth: **150.00 Feet**  
 Irregularities: Lot Shape: **Rectangular**  
 Heat: **Gas/Forced Air**  
 Water: **Municipal/** Sewer: **Sewer**  
 Brokerage: **RE/MAX GARDEN CITY REALTY INC, BROKERAGE**  
 Directions: **Near: TECUMSEH ST/TAMARAC ST - Cross Street: Linwell Rd**

**Property Details**

Exterior: <b>Other</b>	Heat Source: <b>Gas</b>	Air Condition: <b>Central Air</b>
Bsmt Size/Fn/Dev: <b>Full/Partially Finished</b>	Heat Type: <b>Forced Air</b>	Air Cond Type: <b>Yes</b>
Foundation: <b>Unknown</b>	Sewers: <b>Sewer</b>	Fireplaces: <b>Wood Stove</b>
Roof: <b>Other/</b>	Water: <b>Municipal</b>	Waterfront: <b>Inground</b>
Water Meter:	Wtr Sup Type: <b>No</b>	Pool: <b>Inground</b>
Laundry Access:	UFFI: <b>No</b>	Retire Comm: <b>Retire Comm:</b>
#/Type of Garage: <b>2.0/Detached</b>	Total Parking Spaces: <b>4</b>	Visitable: <b>Visitable:</b>
#/Driveway/Type: <b>2.0/Private Single Wide/Asphalt</b>	Assigned Spaces: <b>Assigned Spaces:</b>	Addl Month Fees: <b>Addl Month Fees:</b>
Parking: <b>Asphalt</b>	Soil Type: <b>Soil Type:</b>	Energy Cert Level: <b>Energy Cert Level:</b>
Recreational Use: <b>Recreational Use:</b>	Elevator YN: <b>No</b>	Freehold w/Com Elem Fee: <b>Freehold w/Com Elem Fee:</b>

**Remarks**  
**THE HOME: This home was made for you. 1100 sq.ft that boasts a redesigned open concept layout for a young and exciting family. 2 great size bedrooms UP with an awesome master that overlooks the pool and a wardrobe room that you will fall in love with it. Renovated bathrooms and hardwood floor throughout the main floor. Down, celebrate the completely finished rec-room that's warm and inviting. A 3rd bed, plenty of laundry/ storage and a 4pc bathroom round out the basement. Born to entertain. Kitchen / dining room is a short pitch to the sliding door for backyard BBQ's . The Lot: What an awesome backyard! Jump out to your own oasis that greets you with tiered decking, perfect patio space and just the right amount of grass for the kids to run around on. With the garage right there, the man cave is in full effect. The Location: One of the most celebrated areas to live in the north-end. Head to the canal for a bike ride or down to Sunset Beach, it's all 5 mins away. \*\*Offers will be presented on Monday evening at 4pm**

**Property Features**

Features/Amenities:

**Tax and Financial Information**

Roll#: <b>262905001406300</b>	Assessment: <b>\$242,000/2016</b>	Survey: <b>No</b>
Pin#: <b>Pin#:</b>	Taxes: <b>\$3,587/2016</b>	Private Entrance: <b>Private Entrance:</b>
Legal Desc: <b>LOT 106, PLN 365</b>	Fronting On: <b>West</b>	HST Applicable: <b>Call LBO</b>
Location: <b>Urban</b>		

**Rooms Information**

<u>Room</u>	<u>Level</u>	<u>Dimens Imperial</u>	<u>Features</u>	<u>Room</u>	<u>Level</u>	<u>Dimens Imperial</u>	<u>Features</u>
<b>Living Room</b>	<b>M</b>	<b>13' 6" X 17' 0"</b>		<b>Kitchen</b>	<b>M</b>	<b>18' 0" X 12' 0"</b>	
<b>Bedroom</b>	<b>M</b>	<b>8' 6" X 12' 0"</b>		<b>Bedroom</b>	<b>M</b>	<b>9' 0" X 13' 0"</b>	
<b>Family Room</b>	<b>M</b>	<b>13' 0" X 13' 0"</b>		<b>Bathroom</b>	<b>M</b>		<b>4-Piece</b>
<b>Recreation Room</b>	<b>LL1F</b>	<b>12' 6" X 30' 0"</b>		<b>Workshop</b>	<b>LL1F</b>	<b>13' 6" X 12' 0"</b>	
<b>Laundry Room</b>	<b>LL1F</b>	<b>13' 6" X 12' 0"</b>					

**Listing Information**

Commence Date: <b>06/28/2016</b>	Deposit: <b>3500.00</b>	Buy Option: <b>Buy Option:</b>	CDOM: <b>CDOM:</b>
Sign: <b>Sign:</b>	Lockbox: <b>Lockbox:</b>	Credit Check: <b>Credit Check:</b>	SPIS: <b>No/No</b>
Income Potential: <b>No</b>	Payment: <b>/</b>	Furnished: <b>Furnished:</b>	Private: <b>Private:</b>

**Prepared By: KARL VANDERKUIP, Salesperson  
RE/MAX GARDEN CITY REALTY INC, BROKERAGE**

**Client Full One Page Report**

**Date Printed: 06/28/2016**