

495 LINWELL Road #3 Single Family/Condominium/Sale
St. Catharines, ON L2M 2R2

Price: **\$279,000**



MLS®#: **30526549** Status: **Active**
 Region: **Niagara** DOM:
 Municipality: **4 - St. Catharines**
 Neighbourhood: **441 - Niagara/Linwell**
 Type/Style: **Townhouse/2 Storey**
 Age/Yr Built: **6-15 Years** Basement: **Yes**
 Legal Desc: **PT OF LOT 1, PL 278, PT OF LOT 49, CP PL 5 BEING PT 1 ON 30R-2039**
 Sq.Ft/Source: **1,250/Other** # Beds: **3 (3/0)**
 Sq Ft Range: **1001 to 1500** # Baths: **2.1**
 Acres/Range: **< 0.5** Lot Front:
 Taxes/Year: **\$3,157/2016** Lot Depth:
 Irregularities: Lot Shape:
 Heat: **Gas/Forced Air**
 Water: **Municipal/** Sewer: **Sewer**
 Brokerage: **RE/MAX GARDEN CITY REALTY INC, BROKERAGE**
 Directions: **BUNTING RD - Cross Street: Scott**

Property Details

Exterior: Other	Heat Source: Gas	Air Condition: Central Air
Bsmt Size/Fn/Dev: Full/Partially Finished	Heat Type: Forced Air	Air Cond Type: Yes
Foundation: Poured Concrete	Sewers: Sewer	Fireplaces:
Roof: Other/	Water: Municipal	Waterfront:
Water Meter:	Wtr Sup Type: No	Pool: None
Laundry Access: None	UFFI:	Retire Comm:
#/Type of Garage: 1.0/Attached	Total Parking Spaces: 2	Visitable:
#/Driveway/Type: 1.0/Private Single Wide/Concrete	Assigned Spaces: 1	Addl Month Fees:
Parking: Concrete	Soil Type:	Energy Cert Level:
Recreational Use:	Elevator YN: No	Freehold w/Com Elem Fee: No

THE HOME: This 1250 sqft town home is in absolute move in condition and perfect for your active lifestyle. The moment you walk in you'll love its presentation. So open and airy. The living rm is bright and beautiful hardwood is throughout the home. Great conversations carry into the chefs eat-in kitchen with beautiful pantry cupboards. It's trendy and timeless. Slide out the patio door to the awesome, private patio. Perfect for summer BBQ's and cold drinks. 3 Solid rooms UP with a great landing that is used as a comfortable Den. The Master is awesome, having a walk in closet and ensuite. Down stairs, is a solid 2Pc bath and laundry room. Great storage space or the potential to convert into a red-room is yours to decide. LIFESTYLE: In the heart of the North end jump on your bike & watch the ships passing through Welland Canal, seconds to Sunset Beach and minutes to Niagara on the Lake. Many consider this the most desirable neighbourhood in the city.

Property Features

Features/Amenities:

Tax and Financial Information

Roll#: 262905003212003	Assessment: \$213,000/2016	Survey:
Pin#:	Taxes: \$3,157/2016	Private Entrance:
Legal Desc: PT OF LOT 1, PL 278, PT OF LOT 49, CP PL 5 BEING PT 1 ON 30R-2039	Fronting On: North	HST Applicable: Call LBO

Condominium Information

Property Management Contact: CHOWN PROPERTY CO	Status Certificate:	Locker: None
Corp.#: 204	Balcony: None	Locker #:
Condo Fee: \$270.00	Exposure: West	Number Shares (Timeshare):
Condo Fee Incls: Building Insurance, Exterior Maintenance		Pets Permitted: Yes
Condo Fee Rmks:		
Condo Amenities: None		

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>
Kitchen	M	14' 9" X 10' 6"		Great Room	M	21' 0" X 10' 7"	
Master Bedroom	UL1	14' 8" X 10' 7"		Bedroom	UL1	10' 8" X 10' 6"	
Bedroom	UL1	10' 9" X 10' 0"		Bathroom	UL1		4-Piece
Ensuite	UL1		3-Piece	Bathroom	LL1F		2-Piece
Laundry Room	LL1F						

Listing Information

Commence Date: 06/21/2016	Deposit: 3000.00	Buy Option:	CDOM:
Sign:	Lockbox:	Credit Check:	SPIS: No/No

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

Client Full One Page Report

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