

4 FAIRVIEW Avenue Single Family/Freehold/Sale
St. Catharines, ON L2M 2M3

Price: **\$430,000**



MLS®#: **30534165** 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: **plan 156,ptl 6,ptl 7,ptl 95**
 Sq.Ft/Source: **1,420/Other** Bedrooms: **2 (2/0)**
 Sq Ft Range: **1001 to 1500** Bathrooms: **2.0**
 Acres/Range: **< 0.5** Lot Front: **66.00 Feet**
 Taxes/Year: **\$3,794/2016** Lot Depth: **80.00 Feet**
 Irregularities: Lot Shape: **Rectangular**
 Heat: **Gas/Forced Air**
 Water: **Municipal/** Sewer: **Sewer (Municipal)**
 Brokerage: **RE/MAX GARDEN CITY REALTY INC, BROKERAGE**
 Directions: **Near: NIAGARA ST/BEAMER AVE - Cross Street: NIAGARA**

Property Details

Exterior:	Vinyl Siding	Heat Source:	Gas	Air Condition:	Central Air
Bsmt Size/Fn/Dev:	Full/Partially Finished	Heat Type:	Forced Air	Air Cond Type:	Yes
Foundation:	Concrete Block	Sewers:	Sewer (Municipal)	Fireplaces:	Wood
Roof:	Asphalt Shingle/	Water:	Municipal	Waterfront:	
Water Meter:		Wtr Sup Type:		Pool:	None
Laundry Access:		UFFI:	No	Retire Comm:	
#/Type of Garage:	1.5/Attached	Total Parking Spaces:	3	Visitable:	
#/Driveway/Type:	2.0/Private Double Wide/Concrete	Assigned Spaces:	1.5	Addl Month Fees:	
Parking:	Concrete	Soil Type:		Energy Cert Level:	
Recreational Use:		Elevator YN:	No	Freehold w/Com Elem Fee:	

Remarks
 Welcome to 4 Fairview Ave. A beautiful ranch bungalow on a sleepy side street in the heart of the north end. Step inside and you immediately fall in love with its finishes. It's bright, its updated you'll immediately start to get that "tingle" that makes you know it feels right. Kitchen is the heart of the home and the is fully renovated with a large island which is perfect for entertaining with large built-in cupboards below. This is a place that keeps everyone in the conversation with the dining/living room combined. Swing through to the den or 3rd bedroom for down time. With a 3pc bath off this room, this could be a perfect main floor in-law suite. Gleaming hardwood floors throughout the main lead to 2 solid size rooms including the master and a gorgeous 4 Pc bathroom. The basement is almost finished, yet still allows for the endless possibilities of making it your own perfect space. Location & Lot: Mature with beautifully kept gardens and grounds. Private and perfect for hosting barbecue in what many believe to be the best neighborhood in the city. This sure beats condo fees and new home construction costs. Updates: New Roof installed 2010 (40 yr. Warranty) New Furnace & A/C installed 2011, Updated insulation 2011 ,New Basement windows 2013, Rough-in basement -bathroom

Property Features

Features/Amenities:

Tax and Financial Information

Roll#:	262905002208000000	Assessment:	\$256,000/2016	Survey:	No
Pin#:		Taxes:	\$3,794/2016	Private Entrance:	
Legal Desc:	plan 156,ptl 6,ptl 7,ptl 95	Fronting On:	South	HST Applicable:	Call LBO
Location:	Urban				

Rooms Information

<u>Room</u>	<u>Level</u>	<u>Dimens</u>	<u>Imperial</u>	<u>Features</u>	<u>Room</u>	<u>Level</u>	<u>Dimens</u>	<u>Imperial</u>	<u>Features</u>
Kitchen	M	13' 8"	X 12' 10"		Dining Room	M	11' 0"	X 11' 2"	
Living Room	M	12' 0"	X 12' 0"		Den	M	10' 0"	X 10' 5"	
Bathroom	M			3-Piece	Master Bedroom	M	15' 4"	X 11' 4"	
Bedroom	M	10' 6"	X 10' 4"		Bathroom	M			4-Piece
Recreation Room	B								

Listing Information

Commence Date:	08/11/2016	Deposit:	4000.00	Buy Option:	CDOM:
Sign:		Lockbox:		Credit Check:	SPIS:
Income Potential:	No	Payment:	/	Furnished:	Private:
					No/No

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

Client Full One Page Report

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