

88 YORK Street
St. Catharines, ON L2N 6C9

Single Family/Freehold/Sale

Price:

\$226,500



MLS®#: **30544076** Status: **Active**
 Region: **Niagara** DOM:
 Municipality: **4 - St. Catharines**
 Neighbourhood: **447 - St. Catharines Downtown**
 Bldg Type/Style: **Detached/1 1/2 Storey**
 Age/Yr Built: **51-99 Years** Basement: **Yes**
 Legal Desc: **LOT 15,PLAN 43**
 Sq.Ft/Source: **900/Other** Tot Bdrms: **3 (3+0)**
 Sq Ft Range: **501 to 1000** Bathrooms: **1.0**
 Acres/Range: **< 0.5** Lot Front: **51.17 Feet**
 Taxes/Year: **\$2,134/2016** Lot Depth: **108.66 Feet**
 Irregularities: Lot Shape: **Irregular**
 Heat: **Other/Radiant**
 Water: **Municipal/** Sewer: **Sewer (Municipal)**
 Brokerage: **RE/MAX GARDEN CITY REALTY INC, BROKERAGE**
 Directions: **Near: DUFFERIN ST/BEECH ST - Cross Street: Lake St**

Property Details

Exterior: **Other** Heat Source: **Other** Air Condition: **None**
 Bsmt Size/Fn/Dev: **Partial Basement/Unfinished** Heat Type: **Radiant** Air Cond Type: **No**
 Foundation: **Stone** Sewers: **Sewer (Municipal)** Fireplaces:
 Roof: **Asphalt Shingle/** Water: **Municipal** Waterfront:
 Water Meter: Wtr Sup Type: **No** Pool: **None**
 Laundry Access: UFFI: **No** Retire Comm:
 #/Type of Garage: **0.0/None** Total Parking Spaces: **4** Visitable:
 #/Driveway/Type: **4.0/Private Double Wide/Asphalt** Assigned Spaces:
 Parking: **Asphalt** Soil Type:
 Recreational Use: Elevator YN: **No** Freehold w/Com Elem Fee:
 Remarks

THE HOME: This 1.5 story, 3-bedroom home is bright, cool and offers a ton of old school charm. Walk in and love the simplicity. The living/dining room is awesome and the hardwood floors are perfect for dance and dinner parties. Great ceiling height, updated windows and timeless trim and headers. Sa-weet. Jump into 1 of the 2 main floor bedrooms to chill out, do office work or crash. The eat-in kitchen faces the large backyard, totally updated and waiting for your inner chef to appear. UP, a solid size Master, plenty of closet and storage space and a 4 pc bath. Rounded out by a cool attic to make your own. **THE LOCATION:** What is not to love about Midtown!?! New school and parks galore. It's a hop, skip, and a jump to all the hip restaurants and exciting arts and sporting events Downtown (think First Ontario Performing Arts Centre and Meridian Centre). You can jump on your bike or stroll over to the Farmers Market for a coffee and a bouquet of kale. Love it. **THE LIFESTYLE:** This fenced in property is private and incredible. Hang the string lights for patio season, throw the ball for the pup, and grow your own veggies in this urban oasis. The 4 car driveway and large backyard was made for BBQ parties and acoustic guitar sing-a-longs. Call your friends and family over and pour yourself a glass of VQAs finest. You deserve it, and this home. Cheers! This is city living. *Updates-Boiler '98, Plumbing Updated '15, Shingles '15, Kitchen '08, Windows/Doors '09

Property Features

Features/Amenities:

Tax and Financial Information

Roll#: **262904002201900** Assessment: **\$144,000/2016** Survey: **No**
 Pin#: Taxes: **\$2,134/2016** Private Entrance:
 Legal Desc: **LOT 15,PLAN 43** Fronting On: **West** HST Applicable: **Call LBO**
 Location: **Urban**

Rooms Information

Room	Level	Dimens	Imperial	Features	Room	Level	Dimens	Imperial	Features
Kitchen	M	15'	2" X 10'	5"	Living Room	M	14'	5" X 12'	0"
Dining Room	M	10'	9" X 11'	7"	Bedroom	M	10'	0" X 8'	0"
Bedroom	M	10'	0" X 9'	0"	Master Bedroom	2	9'	5" X 13'	10"
Bathroom	2			4-Piece	Attic	2	7'	7" X 10'	8"

Listing Information

Commence Date: **10/18/2016** Deposit: **2000.00** Buy Option:
 Sign: Lockbox: Credit Check:
 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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