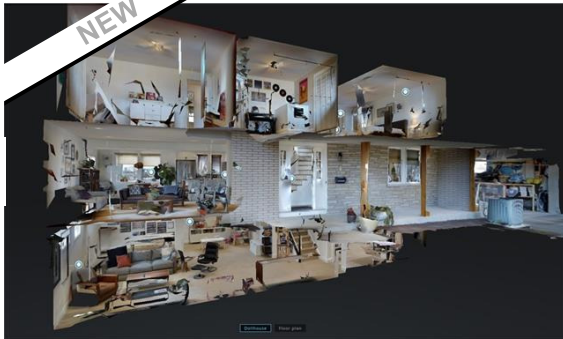


**5 FURMINGER Place** Single Family/Freehold/Sale  
**St. Catharines, ON L2M 2K2**

Price: **\$819,000**



MLS®#: **30560238** Status: **Active**  
 Region: **Niagara** DOM:  
 Municipality: **4 - St. Catharines**  
 Neighbourhood: **441 - Niagara/Linwell**  
 Bldg Type/Style: **Detached/2 Storey**  
 Age/Yr Built: **31-50 Years** Basement: **Yes**  
 Legal Desc: **LT 43 PL 584 ; S/T RO137906 ST. CATHARINES** Tot Bdrms: **5 (5+0)**  
 Sq.Ft./Source: **2,260/Other** Bathrooms: **3.1**  
 Sq Ft Range: **2001 to 3000** Lot Front: **40.79 Feet**  
 Acres/Range: **< 0.5** Lot Depth: **110.27 Feet**  
 Taxes/Year: **\$5,647/2016** Lot Shape: **Rectangular**  
 Irregularities:  
 Heat: **Gas/Forced Air**  
 Water: **Municipal/** Sewer: **Sewer (Municipal)**  
 Brokerage: **RE/MAX GARDEN CITY REALTY INC, BROKERAGE**  
 Directions: **NIAGARA ST**

**Property Details**

Exterior: **Brick, Stone, Vinyl Siding** Heat Source: **Gas** Air Condition: **Central Air**  
 Bsmt Size/Fn/Dev: **Full/Fully Finished** Heat Type: **Forced Air** Air Cond Type: **Yes**  
 Foundation: **Poured Concrete** Sewers: **Sewer (Municipal)** Fireplaces:  
 Roof: **Asphalt Shingle/** Water: **Municipal** Waterfront:  
 Water Meter:  
 Laundry Access:  
 #/Type of Garage: **2.0/Attached** Wtr Sup Type: **Inground** Retire Comm:  
 #/Driveway/Type: **4.0/Private Double Wide/Asphalt** UFFI:  
 Parking: **Asphalt** Total Parking Spaces: **6** VisitAble:  
 Recreational Use: Elevator YN: **No** Assigned Spaces: Addl Month Fees:  
 Remarks: Soil Type: Energy Cert Level:  
 Freehold w/Com Elem Fee:

**Relaxed, Revived, and Reserved just for your Family. The Home: This executive 2-story, 5-bedroom home is stunning and updated to fit your growing family's lifestyle. Finished top-to-bottom with the highest quality construction and upgrades. This 2,260 sq. ft. home is beyond impressive. It's fresh, it's bright, and as soon as you walk through the front door you'll get that tingling sensation that'll make you want to move right in. Rich hardwood floors greet you when entering the sleek, contemporary main-floor layout that leads to a Chef's kitchen with marble counters, stylish cabinets and gas stove with pot filler for those who love to cook. Hosting a social? No problem! Easily accommodate a party of 12 while keeping everyone in the conversation in the trendy, open-concept great room. After the party, escape to the main floor family room off the kitchen, and watch a movie by the warmth of the gas fireplace. Head UP, and you'll find 5 spacious bedrooms, a bathroom just for the kids and a second floor laundry room. The Master is a special retreat, equipped with a spacious, spa-like ensuite. Last but not least: the downstairs is like a three-piece suit – crisp, chic and classic. Decked out with a kids room, fourth bathroom and games room, it's the ultimate man cave and the perfect spot to watch the BIG game. The Community: This is the heart of Walker's Creek.**

**Property Features**

Features/Amenities:

**Tax and Financial Information**

Roll#: **262905002101900** Assessment: **\$381,000/2017** Survey: **No**  
 Pin#: **462940210** Taxes: **\$5,647/2016** Private Entrance:  
 Legal Desc: **LT 43 PL 584 ; S/T RO137906 ST. CATHARINES**  
 Location: **Urban** Fronting On: HST Applicable: **Call LBO**

**Rooms Information**

Room	Level	Dimens Imperial	Features	Room	Level	Dimens Imperial	Features
Kitchen	M	20' 8" X 6' "		Dining Room	M	10' 7" X 11' "	
Living Room	M	10' 8" X 15' "		Bathroom	M		2-Piece
Family Room	M	12' 10" X 15' "		Master Bedroom	2	17' 5" X 10' "	
Ensuite	2		5+ Piece	Bedroom	2	13' 11" X 9' 8"	
Bedroom	2	10' 6" X 11' "		Bedroom	2	10' 10" X 9' "	
Bedroom	2	10' 10" X 12' "		Laundry Room	2		
Bathroom	2		5+ Piece	Recreation Room	B	22' 5" X 22' 4"	
Bathroom	B		3-Piece	Storage Room	B	18' 0" X 15' "	

**Listing Information**

Commence Date: **03/03/2017** Deposit: **10,000.** Buy Option:  
 Sign: Lockbox: Possession: CDOM: SPIS: **No/No**

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

**Client Full One Page Report**

**Date Printed: 03/03/2017**