

17 SHELLEY Avenue Single Family/Freehold/Sale
St. Catharines, ON L2N 5L4

Price: **\$539,900**



MLS®#: **30568507** Status: **Active**
 Region: **Niagara** DOM:
 Municipality: **4 - St. Catharines**
 Neighbourhood: **438 - Port Dalhousie**
 Bldg Type/Style: **Detached/2 Storey**
 Age/Yr Built: **0-5 Years** Basement: **Yes**
 Legal Desc: **LT P TP PL 154 LOUTH**
 Sq.Ft/Source: **1,300/Other** Tot Bdrms: **3 (3+0)**
 Sq Ft Range: **1001 to 1500** Bathrooms: **2.1**
 Acres/Range: **< 0.5** Lot Front: **30.00 Feet**
 Taxes/Year: **\$2,466/2016** Lot Depth: **80.00 Feet**
 Irregularities: Lot Shape: **Irregular**
 Heat: **Gas/Forced Air**
 Water: **Municipal/** Sewer: **Sewer (Municipal)**
 Brokerage: **RE/MAX GARDEN CITY REALTY INC, BROKERAGE**
 Directions: **off of Baysview between Corbett and Johnson - Cross Street: Bayview/Johnston**

Property Details

Exterior: **Aluminum Siding, Brick Front, Heat Source: Gas** Air Condition: **Central Air**
Metal/Steel Siding, Stucco (Plaster), Vinyl Siding
 Bsmt Size/Fn/Dev: **Full/Partially Finished** Heat Type: **Forced Air** Air Cond Type: **Yes**
 Foundation: **Poured Concrete** Sewers: **Sewer (Municipal)** Fireplaces: **1 Natural Gas**
 Roof: **Asphalt Shingle/** Water: **Municipal** Waterfront: **None**
 Water Meter: Wtr Sup Type: **No** Pool: **None**
 Laundry Access: UFFI: **No** Retire Comm: **None**
 #/Type of Garage: **1.0/Attached** Total Parking Spaces: **3** VisitAble: **Yes**
 #/Driveway/Type: **2.0/Private Single Wide/Gravel** Assigned Spaces: **0** Addl Month Fees: **0**
 Parking: **Gravel** Soil Type: **0** Energy Cert Level: **0**
 Recreational Use: Elevator YN: **No** Freehold w/Com Elem Fee: **Yes**
 Remarks

Welcome to historic and trendy Port Dalhousie! THE HOME: This custom build (2014) is all about lifestyle. Fall in love with this open concept main floor with high ceilings and bright and trendy fireplace. Enjoy the Chef's kitchen and appreciate the open flow design with a large granite island perfect for entertaining. 3 solid size rooms with the Master having a spa like ensuite and custom closet. Wake up to the views of Lake Ontario from the bedroom windows. Jump down to the 4 bedroom or office in the finished family room. THE LOCATION: In a picture perfect enclave on the cusp of Port. Jump on your bike and head over to Ports trendy restaurants and enjoy it's up and coming west coast vibe. Better yet. Enjoy the sunset outside of your front door. THE LIFESTYLE: Turn the key and go and explore or better yet, open a bottle of wine, have some great conversation and relax. This is a great way to live! Offer Presentation Monday, May 8th @4 pm. Register offers at 12 pm and Irr @9 pm.

Property Features

Features/Amenities:
 Area Features: **Level**
 Elem Schools: **Gracefield PS/St. Anne** Sec Schools:

Tax and Financial Information

Roll#: **262906004301700** Assessment: **\$397,000/2016** Survey: **No**
 Pin#: Taxes: **\$2,466/2016** Private Entrance:
 Legal Desc: **LT P TP PL 154 LOUTH** Fronting On: **West** HST Applicable: **Call LBO**
 Location: **Urban**

Rooms Information

Room	Level	Dimens	Imperial	Features	Room	Level	Dimens	Imperial	Features
Living Room/Dining Room	M	18'	7" X 12' 0"		Kitchen	M	9' 6" X 14' "		
Bathroom	M			2-Piece	Master Bedroom	2	12' 0" X 10' 8"		3-Piece
Bathroom	2			3-Piece	Bedroom	2	9' 7" X 9' 12"		
Bedroom	2	10'	7" X 8' 11"		Bathroom	2			4-Piece
Recreation Room	B	11'	6" X 20' 4"		Office	B	11' 0" X 8' 7"		
Laundry Room	B								

Listing Information

Commence Date: **05/01/2017** Deposit: **6000.00** Buy Option: **CDOM:**
 Sign: Lockbox: Possession: **SPIS: No/No**

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

Client Full One Page Report

Date Printed: 05/01/2017