

**95 SHAKESPEARE Avenue**

Single Family/Freehold/Sale

Price:

**\$367,000**

**St. Catharines, ON L2R 6N1**



MLS®#: **30576371** Status: **Active**  
 Region: **Niagara** DOM:  
 Municipality: **4 - St. Catharines**  
 Neighbourhood: **447 - St. Catharines Downtown**  
 Bldg Type/Style: **Detached/Bungalow**  
 Age/Yr Built: **31-50 Years** Basement: **Yes**  
 Legal Desc: **Lot 25, Plan 315; St. Catharines**  
 Sq.Ft/Source: **1,180/Other** Tot Bdrms: **4 (3+1)**  
 Sq Ft Range: **1001 to 1500** Bathrooms: **2.0**  
 Acres/Range: **< 0.5** Lot Front: **60.00 Feet**  
 Taxes/Year: **\$3,469/2016** Lot Depth: **120.00 Feet**  
 Irregularities: Lot Shape: **Rectangular**  
 Heat: **Gas/Forced Air**  
 Water: **Municipal/** Sewer: **Sewer (Municipal)**  
 Brokerage: **RE/MAX GARDEN CITY REALTY INC, BROKERAGE**  
 Directions: **Lake St**

**Property Details**

Exterior: **Aluminum Siding, Brick Front, Metal/Steel Siding, 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: **Concrete Block** Sewers: **Sewer (Municipal)** Fireplaces: **1 Natural Gas**  
 Roof: **Asphalt Shingle/** Water: **Municipal** Waterfront: **None**  
 Water Meter: Laundry Access: UFFI: Total Parking Spaces: **3** Pool: **None**  
 #/Type of Garage: **1.0/Attached** Assigned Spaces: Addl Month Fees: Energy Cert Level: Freehold w/Com Elem Fee: **No**  
 #/Driveway/Type: **2.0/Other/Concrete** Soil Type: **Concrete**  
 Parking: **Concrete**  
 Recreational Use: Elevator YN: **No**

**The Home: Step inside and you'll immediately get excited. Beautiful hardwood floors greet you and are throughout the main floor. Living room/Dining rm combo keep the conversation going and the efficient kitchen has been modernized with stainless steel appliances. 3 solid size bedrooms UP and a 4 Pc updated bathroom. Down, is all about the social space. Throw the kids down there or the boys for the BiG game. Plenty of storage space. Furnace/ac is high eff. Location & Lot: What an awesome backyard! Mature cedars outline this nice size lot and a great patio is perfect for barbeque season. Close to all of life's conveniences and the new elementary school Harriet Tubman. Kitchen and appliances 2012, Furnace & AC 2013, Roof & Chimney 2015, Deck 2013, Bath Fitter 2017 (transferable lifetime warranty), Sump Pump 2015, Floors on main level 2012 \*Offer presentation is Monday, May 29th at 6:00 pm. Offer reg by 2:00 pm. \*Closing date- August 15th.**

**Property Features**

Features/Amenities: **Auto Garage Door Remote(s) /**  
 Elem Schools: **Maywood** Sec Schools:

**Tax and Financial Information**

Roll#: **262904003504800000** Assessment: **\$237,000/2016** Survey: **No**  
 Pin#: **462080032** Taxes: **\$3,469/2016** Private Entrance:  
 Legal Desc: **Lot 25, Plan 315; St. Catharines**  
 Location: **Urban** Fronting On: **West** HST Applicable: **Call LBO**

**Rooms Information**

Room	Level	Dimens Imperial	Features	Room	Level	Dimens Imperial	Features
Kitchen	M	12' 9" X 11' 0"		Dinette	M	9' 0" X 8' 0"	
Living Room	M	14' 5" X 13' 5"		Bedroom	M	14' 0" X 11' 0"	
Bedroom	M	12' 5" X 8' 0"		Bedroom	M	10' 0" X 10' 0"	
Bathroom	M		4-Piece	Bedroom	B	12' 0" X 10' 0"	
Recreation Room	B	25' 0" X 13' 2"		Bathroom	B		3-Piece

**Listing Information**

Commence Date: **05/24/2017** Deposit: **5000.00** 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: 05/24/2017**