

**53 BEACHVIEW Drive** Single Family/Freehold/Sale  
**St. Catharines, ON L2N 3W4**

Price: **\$1,200,000**



MLS®#: **30578190** Status: **Active**  
 Region: **Niagara** DOM:  
 Municipality: **4 - St. Catharines**  
 Neighbourhood: **437 - Lakeshore**  
 Bldg Type/Style: **Detached/Bungalow**  
 Age/Yr Built: **31-50 Years** Basement: **Yes**  
 Legal Desc: **LT 5 PL 686; LT 5A PL 686 ; S/T**  
**RO289980,RO435431 ST. CATHARINES**  
 Sq.Ft/Source: **2,000/Other** Tot Bdrms: **4 (3+1)**  
 Sq Ft Range: **1501 to 2000** Bathrooms: **3.0**  
 Acres/Range: **< 0.5** Lot Front: **69.59 Feet**  
 Taxes/Year: **\$9,588/2016** Lot Depth: **157.22 Feet**  
 Irregularities: Lot Shape: **Irregular**  
 Heat: **Gas/Forced Air**  
 Water: **Municipal/** Sewer: **Sewer (Municipal)**  
 Brokerage: **RE/MAX GARDEN CITY REALTY INC, BROKERAGE**  
 Directions: **Geneva St**

**Property Details**

Exterior: **Brick Front** 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:  
 Roof: **Asphalt Shingle/** Water: **Municipal** Waterfront:  
 Water Meter: Wtr Sup Type: **UFI:** Pool: **Inground**  
 Laundry Access: Retire Comm:  
 #/Type of Garage: **2.0/Attached** Total Parking Spaces: **6** VisitAble:  
 #/Driveway/Type: **4.0/Private Double Wide/Interlock** Assigned Spaces:  
 Parking: **Interlock** Soil Type: Energy Cert Level:  
 Recreational Use: Elevator YN: **No** Freehold w/Com Elem Fee: **Yes**  
 Remarks

**THE LOCATION: Welcome to Shores of Lake Ontario. The most beautiful stretch of coast line along the spectacular waterfront trail. Nothing but sailboats and sunsets. THE HOME: The moment you walk in you'll know it feels right. This 2000 sq.ft. bungalow is awesome. Filled with character and Gasp...What-A -View... from every room in the house. A chefs eat in kitchen facing the backyard, and an informal living rm dining rm to keep everyone in the conversation. 3 Solid size bedrooms UP with the master to the back with a walk-in closet, ensuite & the all too convenient main floor laundry. Family rm is as comfortable as it gets with the natural fireplace and the sun-rm sliding off it with those views! Downstairs is party time. A 2nd kitchen that mainly acts as a sit at bar, an awesome rec-room to play games with the family or enjoy the big game. Plenty of storage and 2 more bedrooms. Basement garage access is valued. THE LIFESTYLE: Jump outside and Cannonball! This is Corona living. Bbq Fired UP, music on, and a sunset party for 50. Better yet, enjoy the calmness and serenity of the water or hop on your bike to ride the trail to Port Dalhousie. With low maintenance landscaping this place is picture perfect. Life is too short to pass up your dreams. With only 8 other bungalows in the entire waterfront of the city, this house was made for this time in your life. \*Updates attached.**

**Property Features**

Features/Amenities:  
 Area Features: **Clear View, Waterfront, Water Access**

**Tax and Financial Information**

Roll#: **262906001807504** Assessment: **\$643,000/2017** Survey: **No**  
 Pin#: **462390424** Taxes: **\$9,588/2016** Private Entrance:  
 Legal Desc: **LT 5 PL 686; LT 5A PL 686 ; S/T RO289980,RO435431 ST. CATHARINES**  
 Location: **Urban** Fronting On: HST Applicable: **Call LBO**

**Rooms Information**

Room	Level	Dimens Imperial	Features	Room	Level	Dimens Imperial	Features
Foyer	M	14' " X 10' "		Dining Room	M	13' 0" X 10' "	
Laundry Room	M	8' " X 6' "		Sunroom	M	35' 0" X 12' 0"	
Bedroom	M	12' " X 10' 7"		Bathroom	M		4-Piece
Bedroom	M	13' 5" X 12' 0"		Living Room	M	20' " X 140' "	
Kitchen	M	13' 0" X 11' 4"		Family Room	M	18' 6" X 14' 0"	
Bedroom	M	12' " X 10' "		Ensuite	M		3-Piece
Recreation Room	B	27' " X 23' "		Office	B	7' 8" X 19' "	
Workshop	B	18' " X 17' "		Bedroom	B	13' 5" X 11' 10"	
Bathroom	B		3-Piece	Kitchen	B	9' 5" X 6' 8"	

**Listing Information**

Commence Date: **06/02/2017** Deposit: **10,000.** Buy Option: CDOM:  
 Sign: Lockbox: Possession: SPIS: **No/Yes**

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

Client Full One Page Report

Date Printed: **06/02/2017**

