

64 BROADWAY
St. Catharines, ON L2M 1M4

Single Family/Freehold/Sale

Price:

\$799,900



MLS®#: **30583357** Status: **Active**
 Region: **Niagara** DOM: **41**
 Municipality: **4 - St. Catharines**
 Neighbourhood: **436 - Port Weller W.**
 Bldg Type/Style: **Detached/2 Storey**
 Age/Yr Built: **31-50 Years** Basement: **Yes**
 Legal Desc: **PT LT 2 TP PL 112 GRANTHAM PT 1, 30R6681 (AS AMENDED BY GRN18694); ST. CATHARINES**
 Sq.Ft/Source: **2,400/Other** Tot Bdrms: **5 (4+1)**
 Sq Ft Range: **2001 to 3000** Bathrooms: **3.0**
 Acres/Range: **< 0.5** Lot Front: **87.50 Feet**
 Taxes/Year: **\$5,877/2016** Lot Depth: **162.00 Feet**
 Irregularities: Lot Shape: **Irregular**
 Heat: **Gas/Forced Air**
 Water: **Municipal/** Sewer: **Sewer (Municipal)**
 Brokerage: **RE/MAX GARDEN CITY REALTY INC, BROKERAGE**
 Directions: **Seaway Haulage**

Property Details

Exterior: **Brick, Vinyl Siding** Heat Source: **Gas** Air Cond Type: **Central Air**
 Bsmt Size/Fn/Dev: **Full/Fully Finished** Heat Type: **Forced Air** Air Condition: **Yes**
 Foundation: **Poured Concrete** Sewers: **Sewer (Municipal)** Fireplaces:
 Roof: **Asphalt Shingle/** Water: **Municipal** Waterfront:
 Water Meter:
 Laundry Access:
 #/Type of Garage: **0.0/None** UFFI:
 #/Driveway/Type: **4.0/Private Single Wide/Asphalt** Total Parking Spaces: **4** Retire Comm:
 Parking: **Asphalt** Assigned Spaces:
 Recreational Use: Elevator YN: **No** Soil Type: VisitAble:
 Remarks Addl Month Fees:
 Energy Cert Level:
 Freehold w/Com Elem Fee: **Yes**

The HOME: This 2400 sq.ft. Victorian (built in '92) inspired home is special. From the moment you walk in the door you'll fall in love with its presentation. Traditional center oak staircase, hardwood floors, timeless wainscoting and trims. Peaks to both sides of the hall and you'll see wonderful formal dining rm that seats 8 and a formal living rm for intimate conversations. Yet, you want to get to the back of the home and see the beautiful eat in kitchen. This is where the heart of the home is. Maple cabinets, plenty of counter space and the perfect set up for hosting and entertaining loved ones, all while keeping everyone in the conversation. The family rm is really comfortable, with its classic wood burning fireplace mantle. The French doors lead to 600 sqft of wrap around porch. Upstairs is 4 great size bedrooms with the master having a spa like en-suite with walk in closet. Down, is where you can have all the fun. Put the Leaf game on, rack the pool balls UP and put ice in your glass. Yes, please! A 5th bedroom, bath & plenty of storage. THE LOT: Should be a Trillium Award winner. Mature, private, irrigated and totally awesome. Over 600 sq.ft. of deck here and tons of space for the kids to run around. BBQ parties were made for here. THE LIFESTYLE: cont in realtor remarks. Updates: New Roof 2016, Efficient Heat (under \$100. month to heat)

Property Features

Features/Amenities:

Tax and Financial Information

Roll#: **262905004510700** Assessment: **\$401,500/2017** Survey: **No**
 Pin#: **463010128** Taxes: **\$5,877/2016** Private Entrance:
 Legal Desc: **PT LT 2 TP PL 112 GRANTHAM PT 1, 30R6681 (AS AMENDED BY GRN18694); ST. CATHARINES**
 Location: **Urban** Fronting On: HST Applicable: **Included**

Rooms Information

Room	Level	Dimens Imperial	Features	Room	Level	Dimens Imperial	Features
Eat in Kitchen	M	20' 4" X 19' 9"		Dining Room	M	11' 6" X 12' 2"	
Living Room	M	18' 4" X 12' 9"		Sitting Room	M	14' 4" X 12' 9"	
Bathroom	M		3-Piece	Master Bedroom	2	14' " X 12' 5"	
Bathroom	2		4-Piece	Bedroom	2	15' " X 9' 9"	
Bedroom	2	11' 6" X 11' 4"		Bedroom	2	12' 8" X 9' 7"	
Recreation Room	B	31' " X 12' 0"		Bedroom	B	11' " X 10' 8"	
Office	B	17' 4" X 8' 2"		Laundry Room	B		
Bathroom	B		3-Piece				

Listing Information

Commence Date: **06/23/2017** Deposit: **10,000.** Buy Option:
 Sign: Lockbox: Possession: CDOM: **41**
 SPIS: **No/No**

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

Client Full One Page Report

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