

64 BROADWAY Street Single Family/Freehold/Sale
St. Catharines, ON L2M 1M4

Price: **\$765,000**

NEW



MLS®#: **30602696** Status: **Active**
 Region: **Niagara** DOM:
 Municipality: **4 - St. Catharines**
 Neighbourhood: **436 - Port Weller W.**
 Bldg Type/Style: **Detached/2 Storey**
 Age/Yr Built: **16-30 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**
 CrossSt/Dir: **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: Wtr Sup Type: UFFI: Pool: **None**
 Laundry Access: Retire Comm:
 #/Type of Garage: **0.0/None** Total Parking Spaces: **4** VisitAble:
 #/Driveway/Type: **4.0/Private Single Wide/Asphalt** Assigned Spaces:
 Parking: **Asphalt** Soil Type:
 Recreational Use: Elevator YN: **No** Freehold w/Com Elem Fee: **Yes**
 Remarks

The HOME: The moment you walk in the front door of this 2,400 sq.ft. Victorian-inspired home you'll realize that it is a special find. Built in '92, it showcases a perfect blend of classic Victorian style and modern sensibility. You'll fall in love with its presentation: traditional centre oak staircase, hardwood floors, a wrap-around porch and timeless wainscoting and trim throughout. Peak into both sides of the front hall and you'll find a stately formal dining room that seats 8, and a formal living room that sets the stage for intimate conversations after dinner. Next, make your way to the back of the home and discover the spacious (yet cozy) eat-in kitchen complete with maple cabinets, plenty of counter space and the perfect open-concept set up for hosting and entertaining loved ones. When the entertaining is done, head on through to the main floor living room to kick back while listening to crackle of the wood burning fireplace. UPstairs are 4 amply sized bedrooms with the master that includes a spa-like en-suite and a walk-in closet. But downstairs is where the real fun begins... get ready to lose track of time as you flick on the Leaf game, rack UP the pool balls and fill your glass with your beverage of choice. Uno mas? Yes please! THE LOT: French doors open up to over 600 sq.ft. of deck and gardens that should be a Trillium Award winner.... Remarks cont in Realtor Remarks

Property Features

Features/Amenities:

Tax and Financial Information

Roll#: **262905004510700** Assessment: **\$401,500/2017** Survey: **None**
 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: **Yes**

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' 0" | X 12' 5" | |
| Bathroom | 2 | | | 4-Piece | Bedroom | 2 | 15' 0" | X 9' 9" | |
| Bedroom | 2 | 11' 6" | X 11' 4" | | Bedroom | 2 | 12' 8" | X 9' 7" | |
| Recreation Room | B | 31' 0" | X 12' 0" | | Bedroom | B | 11' 0" | X 10' 8" | |
| Office | B | 17' 4" | X 8' 2" | | Laundry Room | B | | | |
| Bathroom | B | | | 3-Piece | | | | | |

Listing Information

Commence Date: **09/26/2017** Deposit: **10,000.** Buy Option:
 Sign: Lockbox: Possess. Dt: CDOM:
 References: Application Required: Employment Letter: SPIS: **No/No**
 Possession: **30 - 59 Days**

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

Client Full One Page Report

Date Printed: 09/28/2017

