

10 MONARCH PARK Drive

Single Family/Freehold/Sale

Price:

\$535,000

St. Catharines, ON L2M 3K7



MLS®#: **30580339** Status: **Active**
 Region: **Niagara** DOM:
 Municipality: **4 - St. Catharines**
 Neighbourhood: **441 - Niagara/Linwell**
 Bldg Type/Style: **Detached/Backsplit**
 Age/Yr Built: **31-50 Years** Basement: **Yes**
 Legal Desc: **LT 16 PL 632 ; S/T RO207213 ST. CATHARINES** Tot Bdrms: **4 (3+1)**
 Sq.Ft/Source: **1,327/Other** Bathrooms: **2.0**
 Sq Ft Range: **1001 to 1500** Lot Front: **58.00 Feet**
 Acres/Range: **< 0.5** Lot Depth: **122.14 Feet**
 Taxes/Year: **\$4,545/2016** Lot Shape: **Irregular**
 Irregularities:
 Heat: **Gas/Forced Air**
 Water: **Municipal/** Sewer: **Sewer (Municipal)**
 Brokerage: **RE/MAX GARDEN CITY REALTY INC, BROKERAGE**
 Directions: **Scott/Agar**

Property Details

Exterior: **Brick** Heat Source: **Gas** Air Condition: **Central Air**
 Bsmt Size/Fn/Dev: **Full/Partially Finished** Heat Type: **Forced Air** Air Cond Type: **Yes**
 Foundation: **Poured Concrete** Sewers: **Sewer (Municipal)** Fireplaces:
 Roof: **Asphalt Shingle/** Water: **Municipal** Waterfront:
 Water Meter:
 Laundry Access:
 #/Type of Garage: **2.0/Attached** Wtr Sup Type:
 #/Driveway/Type: **2.0/Private Double Wide/Asphalt** UFFI:
 Parking: **Asphalt** Total Parking Spaces:**4** Retire Comm:
 Recreational Use: Elevator YN: **No** Assigned Spaces: Addl Month Fees:
 Remarks: Soil Type: Energy Cert Level:
 Freehold w/Com Elem Fee: **Yes**

Move in and Love life. The Home: The moment you walk in the door you will fall in love with this open concept back split. Tons of updates throughout the main floor with solid hardwood floors, great lighting in this spacious great room. Your inner chef will gravitate to the beautiful kitchen with its UPdated cabinets and oversized island. Perfect for keeping everyone in the conversation. 3 beds UP with the master facing the quiet backyard along with large double closets. Updated 5 pc bath rounds out the 2nd floor. Jump down to the lower level and love the wood burning fireplace. With the TV on point, this room is perfect to watch a romantic comedy. A 4th bed/office makes having company stay over easy. 3 Pc bath rounds out this floor. Further down is partially finished basement with a cold room and laundry. The Lifestyle: Welcome to one of the most celebrated areas to live in the north-end. What an awesome backyard! Private, mature in landscape. The gazebo / patio is perfect for barbecue season! Park in the double car garage, complete with a wood stove and use the oversized shed for storage. Awesome. Updates under Realtor remarks. *Offer Presentation Saturday, June 17th at 7pm. Offer reg at 4pm.

Property Features

Features/Amenities:

Tax and Financial Information

Roll#: **262905001110200** Assessment: **\$310,500/2017** Survey: **No**
 Pin#: **462890044** Taxes: **\$4,545/2016** Private Entrance:
 Legal Desc: **LT 16 PL 632 ; S/T RO207213 ST. CATHARINES**
 Location: **Urban** Fronting On: HST Applicable: **Call LBO**

Rooms Information

Room	Level	Dimens	Imperial	Features	Room	Level	Dimens	Imperial	Features
Living Room	M	17' 6"	X 14' 0"		Kitchen	M	14' 3"	X 8' 7"	
Dining Room	M	9' "	X 8' 8"		Master Bedroom	2	15' 0"	X 9' 8"	
Bedroom	2	11' 6"	X 9' 5"		Bedroom	2	11' 8"	X 9' 5"	
Bathroom	2			5+ Piece	Family Room	B	15' 0"	X 15' 0"	
Bedroom	B	11' "	X 9' 2"		Bathroom	B			3-Piece
Cold Room	B2				Laundry Room	B2			

Listing Information

Commence Date: **06/13/2017** Deposit: **5000.00** Buy Option:
 Sign: Lockbox: Possession: CDOM: SPIS: **No/No**

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

Client Full One Page Report

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