

**16 OAKMOUNT Drive** Single Family/Freehold/Sale  
**St. Catharines, ON L2T 2G8**

Price: **\$600,000**



MLS®#: **30591326** Status: **Active**  
 Region: **Niagara** DOM:  
 Municipality: **4 - St. Catharines**  
 Neighbourhood: **452 - Glenridge**  
 Bldg Type/Style: **Detached/Bungalow**  
 Age/Yr Built: **31-50 Years** Basement: **Yes**  
 Legal Desc: **PLAN 342, LOT 97**  
 Sq.Ft./Source: **1,600/Other** Tot Bdrms: **5 (3+2)**  
 Sq Ft Range: **1501 to 2000** Bathrooms: **2.0**  
 Acres/Range: **< 0.5** Lot Front: **70.35 Feet**  
 Taxes/Year: **\$4,625/2016** Lot Depth: **117.34 Feet**  
 Irregularities: Lot Shape: **Irregular**  
 Heat: **Gas/Forced Air**  
 Water: **Municipal/** Sewer: **Sewer (Municipal)**  
 Brokerage: **RE/MAX GARDEN CITY REALTY INC, BROKERAGE**  
 Directions: **GLEN MORRIS DR- GLEN MORRIS TO VILLAGE RD TO OAKMOUNT DR - Cross Street: Glen Morris/Village**

**Property Details**

Exterior: <b>Brick Front, Wood, Other</b>	Heat Source: <b>Gas</b>	Air Cond Type: <b>Central Air</b>
Bsmt Size/Fn/Dev: <b>Full/Partially Finished</b>	Heat Type: <b>Forced Air</b>	Air Condition: <b>Yes</b>
Foundation: <b>Poured Concrete</b>	Sewers: <b>Sewer (Municipal)</b>	Fireplaces: <b>Natural Gas</b>
Roof: <b>Asphalt Shingle/</b>	Water: <b>Municipal</b>	Waterfront: <b>None</b>
Water Meter:	Wtr Sup Type: <b>No</b>	Pool: <b>None</b>
Laundry Access:	UFFI: <b>No</b>	Retire Comm:
#/Type of Garage: <b>1.0/Attached</b>	Total Parking Spaces: <b>3</b>	VisitAble:
#/Driveway/Type: <b>2.0/Private Double Wide/Concrete</b>	Assigned Spaces: <b>1</b>	Add Month Fees:
Parking: <b>Concrete</b>	Soil Type:	Energy Cert Level:
Recreational Use: Elevator YN: <b>No</b>		Freehold w/Com Elem Fee: <b>Yes</b>
Remarks		

**THE HOME:** This 1600 sq.ft classic ranch bungalow home is in absolute move in condition. The moment you walk in, you'll love the presentation of this home. You'll love how open and bright it is. The living room flows effortlessly into the dining room, and is just beautiful. Turn on the fireplace, and curl up to your favourite book. This home is filled with character, and deserves to have friends and family over to entertain. Great conversations carry into the immaculate chef's kitchen with beautiful pantry cupboards. Slide into the large sunroom and enjoy views of the lush backyard. Fire up the BBQ and relax in this perfect outdoor living space. 3 solid rooms UP with ample closet space. Master has ensuite privileges. Downstairs the basement is fully finished and ideal as an in-law suite with 2 more bedrooms, 3 PC bath and 2nd kitchen. The Rec rm is awesome, and a perfect place for the guys to enjoy the big game or for the kids to play for hours. **LIFESTYLE:** Located in a mature and quiet Glendale area. Mins to the hwy and premier shopping in the region. This place checks off a lot of boxes. There is nothing left to do here but crack a bottle of VQA's finest and celebrate the good life.

**Property Features**

Features/Amenities:  
 Area Features: **Other**  
 Elem Schools: **GLENRIDGE,ST,THERESA** Sec Schools:

**Tax and Financial Information**

Roll#: <b>262902001515300</b>	Assessment: <b>\$316,000/2016</b>	Survey: <b>No</b>
Pin#:	Taxes: <b>\$4,625/2016</b>	Private Entrance:
Legal Desc: <b>PLAN 342, LOT 97</b>	Fronting On: <b>South</b>	HST Applicable: <b>Yes</b>
Location: <b>Urban</b>		

**Rooms Information**

Room	Level	Dimens Imperial	Features	Room	Level	Dimens Imperial	Features
Living Room	M	19' 0" X 13' 0"		Dining Room	M	12' 0" X 10' 0"	
Kitchen	M	14' 5" X 10' 0"		Sunroom	M	11' 3" X 10' 0"	
Master Bedroom	M	14' 10" X 12' 0"		Bedroom	M	10' 7" X 10' 0"	
Bedroom	M	19' 0" X 10' 7"		Bathroom	M		5+ Piece
Recreation Room	B	20' 0" X 16' 10"		Bathroom	B		3-Piece
Recreation Room	B	16' 0" X 11' 8"		Bedroom	B	14' 0" X 11' 0"	
Bedroom	B	12' 3" X 9' 8"		Kitchen	B	9' 0" X 5' 0"	
Laundry Room	B						

**Listing Information**

Commence Date: <b>07/31/2017</b>	Deposit: <b>5000.00</b>	Buy Option:	CDOM:
Sign:	Lockbox:	Possession:	SPIS: <b>No/No</b>

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

**Client Full One Page Report**

**Date Printed: 07/31/2017**

