

11 MARSTEN Drive Single Family/Freehold/Sale
St. Catharines, ON L2N 3C5

Price: **\$449,000**



MLS®#: **30591599** Status: **Active**
 Region: **Niagara** DOM:
 Municipality: **4 - St. Catharines**
 Neighbourhood: **442 - Lakeport**
 Bldg Type/Style: **Detached/Bungalow**
 Age/Yr Built: **31-50 Years** Basement: **Yes**
 Legal Desc: **LT 43 PL 292 GRANTHAM; CITY OF ST. CATHARINES**
 Sq.Ft/Source: **1,400/Other** Tot Bdrms: **4 (3+1)**
 Sq Ft Range: **1001 to 1500** Bathrooms: **2.0**
 Acres/Range: **< 0.5** Lot Front: **68.00 Feet**
 Taxes/Year: **\$4,142/2016** Lot Depth: **125.00 Feet**
 Irregularities: Lot Shape: **Irregular**
 Heat: **Gas/Forced Air** Sewer: **Sewer (Municipal)**
 Water: **Municipal/**
 Brokerage: **RE/MAX GARDEN CITY REALTY INC, BROKERAGE**
 Directions: **Geneva St**

Property Details

Exterior: **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: **1.0/Attached** UFFI:
 #/Driveway/Type: **2.0/Private Double Wide/Asphalt** Total Parking Spaces: **3** 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**

Welcome to 11 Marsten Drive. Get Excited. This 1400 sq.ft bungalow has a lot to get excited about. Awesome location, great yard and enough living space to have the family grow into or to throw a party with friends and family. 3 solid size beds UP, an updated bath and Updated windows throughout. The living rm is bright and over sized. The gas fireplace is the focal point. The dining rm is informal and is perfect to keep everyone in the conversation. Love the fact that the kitchen is right off the sliding and back doors to barbeque and to keep an eye on the kids! A 4th bedroom down, a family area to watch the big game or better yet head over to the bar and pour yourself a drink on this oak bar fit for a king. Plenty of storage in the furnace room. She is a high efficacy too. The Location & Lot: One of the most celebrated areas to live in the north-end. Many consider this to be the best school district in the city with quick access to the hwy. Love the covered back porch and beautiful gardens with lush ponds. This place is worth getting excited about.

Property Features

Features/Amenities:

Tax and Financial Information

Roll#: **262906002319500** Assessment: **\$283,000/2017** Survey: **No**
 Pin#: **462350271** Taxes: **\$4,142/2016** Private Entrance:
 Legal Desc: **LT 43 PL 292 GRANTHAM; CITY OF ST. CATHARINES** HST Applicable: **Yes**
 Location: **Urban** Fronting On:

Rooms Information

Room	Level	Dimens Imperial	Features	Room	Level	Dimens Imperial	Features
Kitchen	M	14' 2" X 10' 4"		Dining Room	M	11' 0" X 10' 2"	
Living Room	M	20' 0" X 16' 0"		Master Bedroom	M	13' 5" X 11' 3"	
Bedroom	M	11' 9" X 9' 10"		Bedroom	M	13' 5" X 10' 5"	
Bathroom	M		4-Piece	Recreation Room	B	47' 0" X 11' 0"	
Bedroom	B	10' 5" X 9' 5"		Bathroom	B		3-Piece

Listing Information

Commence Date: **08/02/2017** 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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