

113 NIAGARA Street Single Family/Freehold/Sale
St. Catharines, ON L2R 4L5

Price: **\$269,900**



MLS®#: **30592184** Status: **Active**
 Region: **Niagara** DOM:
 Municipality: **4 - St. Catharines**
 Neighbourhood: **447 - St. Catharines Downtown**
 Bldg Type/Style: **Detached/Bungalow**
 Age/Yr Built: **31-50 Years** Basement: **Yes**
 Legal Desc: **PT LT 10 BLK G CY PL 19 GRANTHAM AS IN RO710872; T/W RO710872; ST**
 Sq.Ft/Source: **1,000/Other** Tot Bdrms: **2 (2+0)**
 Sq Ft Range: **501 to 1000** Bathrooms: **2.0**
 Acres/Range: **.000 / < 0.5** Lot Front: **32.00 Feet**
 Taxes/Year: **\$2,708/2016** Lot Depth: **101.00 Feet**
 Irregularities: Lot Shape: **Irregular**
 Heat: **Gas/Forced Air**
 Water: **Municipal/** Sewer: **Sewer (Municipal)**
 Brokerage: **RE/MAX GARDEN CITY REALTY INC, BROKERAGE**
 Directions: **Welland Ave**

Property Details

Exterior: Vinyl Siding	Heat Source: Gas	Air Cond Type: Central Air
Bsmt Size/Fn/Dev: Full/Partially 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: No	Pool: None
Laundry Access:	UFFI:	Retire Comm:
#/Type of Garage: 0.0/None	Total Parking Spaces: 3	VisitAble:
#/Driveway/Type: 3.0/Private Single Wide/Gravel	Assigned Spaces:	Addl Month Fees:
Parking: Gravel	Soil Type:	Energy Cert Level:
Recreational Use: Elevator YN: No		Freehold w/Com Elem Fee: Yes

Hip. Trendy & Multi-purpose. This place is perfect for the young and ambitious. Live in a completely renovated 2-bedroom bungalow in the back and work and grow your business in the store front. The residential unit is fun, cool and clean. 2 Bedrooms with 1 currently used as a lounge, A trendy updated kitchen and a formal dining rm with built in bookshelf that is timeless. 2 full bathrooms UP, with the 1 easily to be used for the commercial side for perhaps guests and clients. The Office space side is awesome. High ceilings, bright, and a pallet accent wall that has built in speakers that is perfect for presentations or socials. A set of doors keep the units separate and there is parking in the back for the owner and street parking for guests. The basement is all about storage. Updated Electrical, furnace and insulation. With a new deck in the back, this is perfect for bbq parties and acoustic guitar sing a-longs. This is the place you are looking for!

Property Features

Features/Amenities:

Tax and Financial Information

Roll#: 262903001204400	Assessment: \$185,000/2016	Survey: No
Pin#:	Taxes: \$2,708/2016	Private Entrance:
Legal Desc: PT LT 10 BLK G CY PL 19 GRANTHAM AS IN RO710872; T/W RO710872; ST	Fronting On: West	HST Applicable: Yes
Location: Urban		

Rooms Information

Room	Level	Dimens Imperial	Features	Room	Level	Dimens Imperial	Features
Kitchen	M	13' 6" X 11' 0"		Living Room	M	13' 0" X 11' 2"	
Bedroom	M	15' 0" X 9' 3"		Bedroom	M	11' 0" X 9' 3"	
Other	M	13' 6" X 13' 0"		Bathroom	M		4-Piece
Bathroom	M		4-Piece				

Listing Information

Commence Date: 08/04/2017	Deposit: 3000.00	Buy Option:	CDOM:
Sign:	Lockbox:	Possession:	SPIS: No/No

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

Client Full One Page Report

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