

96 DUNCAN Drive Single Family/Freehold/Sale
St. Catharines, ON L2N 3P4

Price: **\$479,000**



MLS®#: **30598293** 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: **PT LT 17 PL 329 GRANTHAM AS IN R05826; ST. CATHARINES**
 Sq.Ft/Source: **1,040/Other** Tot Bdrms: **2 (2+0)**
 Sq Ft Range: **1001 to 1500** Bathrooms: **1.1**
 Acres/Range: **< 0.5** Lot Front: **60.00 Feet**
 Taxes/Year: **\$3,864/2016** Lot Depth: **137.76 Feet**
 Irregularities: Lot Shape: **Irregular**
 Heat: **Gas/Forced Air**
 Water: **Municipal/** Sewer: **Sewer (Municipal)**
 Brokerage: **RE/MAX GARDEN CITY REALTY INC, BROKERAGE**
 CrossSt/Dir: **Geneva/Lakeshore**

Property Details

Exterior: **Brick** Heat Source: **Gas** Air Cond Type: **Central Air**
 Bsmt Size/Fn/Dev: **Full/Partially Finished** Heat Type: **Forced Air** Air Condition: **Yes**
 Foundation: **Concrete Block** 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 Single Wide/Concrete** Total Parking Spaces:**3** Retire Comm:
 Parking: **Concrete** 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 96 Duncan Dr. It's time to get excited. This bungalow is an absolute stunner. Awesome location, great ravine yard and enough living space to have the entire family over. 2 solid size beds UP, an updated spa like bath with his and her sinks. living rm is bright, windows are updated and hardwood floors throughout. The Great room keeps everyone in the conversation and the kitchen is beautiful. Walk out to the patio, fire UP the barbecue and relax overlooking the ravine views. This is such a great party deck.! A 3rd bedroom down, another full bathroom and a rec-room is ideal for guests. With easy access to the garage it's perfect for storing your sports car in the winter. This place is worth getting excited about.

Property Features

Features/Amenities:

Tax and Financial Information

Roll#: **262906001301700** Assessment: **\$264,000/2016** Survey: **None**
 Pin#: **462450006** Taxes: **\$3,864/2016** Private Entrance:
 Legal Desc: **PT LT 17 PL 329 GRANTHAM AS IN R05826; ST. CATHARINES**
 Location: **Urban** Fronting On: HST Applicable: **Included**

Rooms Information

Room	Level	Dimens Imperial	Features	Room	Level	Dimens Imperial	Features
Living Room	M	24' 0" X 12' 0"		Dining Room	M	10' 10" X 8' 11"	
Kitchen	M	9' 8" X 6' 0"		Master Bedroom	M	14' 0" X 12' 0"	
Bedroom	M	12' 0" X 10' 0"		Bathroom	M		4-Piece
Bathroom	B		2-Piece	Laundry Room	B		
Recreation Room	B	23' 0" X 9' 9"					

Listing Information

Commence Date: **09/13/2017** 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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