

23 Harcove Street RES/Freehold/Sale
St. Catharines, ON L2N 1W7

Price: **\$649,900**

\$ Reduced



MLS® #: **30605686** Status: **Active**
 Region: **Niagara** DOM: **21**
 Municipality: **4 - St. Catharines**
 Neighbourhood: **442 - Lakeport**
 Bldg Type/Style: **Detached/Sidesplit**
 Age/Yr Built: **31-50 Years** Basement: **Yes**
 Legal Desc: **LT 5 PL 519; ST. CATHARINES**
 Sq.Ft./Source: **2,400/Other** Tot Bdrms: **3 (3+0)**
 Sq Ft Range: **2001 to 3000** Bathrooms: **3.0**
 Acres/Range: **< 0.5** Lot Front: **75.00 Feet**
 Taxes/Year: **\$4,347/2016** Lot Depth: **115.00 Feet**
 Irregularities: Lot Shape: **Rectangular**
 Heat: **Gas/Forced Air**
 Water: **Municipal/** Sewer: **Sewer (Municipal)**
 Brokerage: **RE/MAX GARDEN CITY REALTY INC, BROKERAGE**
 CrossSt/Dir: **Scott & Harcove Scott St. to Harcove St.**

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:	Concrete Block	Sewers:	Sewer (Municipal)	Fireplaces:	Natural Gas
Roof:	Asphalt Shingle/	Water:	Municipal	Waterfront:	None
Water Meter:		Wtr Sup Type:		Pool:	None
Laundry Access:	In-Suite	UFFI:		Retire Comm:	
#/Type of Garage:	2.0/Attached	Total Parking Spaces:	6	VisitAble:	
#/Driveway/Type:	4.0/Private Double Wide/Asphalt	Assigned Spaces:		Addl Month Fees:	
Parking:	Asphalt	Soil Type:		Energy Cert Level:	
Recreational Use:		Elevator YN:	No	Freehold w/Com Elem Fee:	No
Remarks					

The Home: The moment you walk through the door, you'll get that tingle. The Great room is gorgeous. Love the hard wood floors, lights and the stunning gas fireplace is the focus. You can just picture the excitement of this open concept and how fun it would be to dine and entertain. Tons of counterspace and cabinets in this classic kitchen. Upstairs, is 3 solid bedrooms with the master having an awesome spa like ensuite and walk in closet. Back down into the lower level you can envision this a great hangout area with 3pc bath or perhaps a in-law suite with the office by the front door. The basement is fully finished for a games rm, laundry and plenty of storage. The Lot: Slide out to the patio and crack a beer, this patio is awesome. I'm thinking a covered patio out the door and L shaped patio set with a firepit in the corner. Better yet, a Hot tub would be perfect here. With no rear neighbors and mature landscaping, this is great for BBQ parties and bocce ball. The Lifestyle: This Home has been renovated top to bottom with pride in craftsmanship every inch of the way. Move in and relax. With a true double car garage you can both park in, this home is made those those with an exciting life on the go. This home is for you.

Property Features

Features/Amenities:

Tax and Financial Information

Roll#:	262906000600900	Assessment:	\$297,000/2016	Survey:	None
Pin#:		Taxes:	\$4,347/2016	Private Entrance:	
Legal Desc:	LT 5 PL 519; ST. CATHARINES	Fronting On:	East	HST Applicable:	Yes
Location:	Urban				

Rooms Information

Room	Level	Dimens Imperial	Features	Room	Level	Dimens Imperial	Features
Living Room	M	17' 0" X 12' 0"		Kitchen	M	14' 0" X 9' 0"	
Dining Room	M	11' 4" X 7' 7"		Family Room	M	15' 7" X 10' 3"	
Office	M	11' 0" X 8' 0"		Bathroom	M		3-Piece
Bedroom	2	16' 0" X 10' 0"		Ensuite	2		3-Piece
Bedroom	2	11' 2" X 14' 6"		Bedroom	2	11' 4" X 10' 8"	
Bathroom	2		4-Piece	Recreation Room	B	17' 6" X 12' 9"	
Laundry Room	B	14' 0" X 10' 7"					

Listing Information

Commence Date:	10/17/2017	Deposit:	6000.00	Buy Option:	CDOM:	21
Sign:		Lockbox:		Possess. Dt:	SPIS:	No/No
References:		Application Required:		Employment Letter:	Possession:	Immediate

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

Client Full One Page Report

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