

178 MAIN Street Single Family/Freehold/Sale
St. Catharines, ON L2N 4V8

Price: **\$529,000**

NEW



MLS®#: **30603286** Status: **Active**
 Region: **Niagara** DOM:
 Municipality: **4 - St. Catharines**
 Neighbourhood: **438 - Port Dalhousie**
 Bldg Type/Style: **Detached/Bungalow**
 Age/Yr Built: **51-99 Years** Basement: **Yes**
 Legal Desc: **LT 13 RCP 702 GRANTHAM/LOUTH; ST. CATHARINES**
 Sq.Ft/Source: **1,400/Other** Tot Bdrms: **3 (3+0)**
 Sq Ft Range: **1001 to 1500** Bathrooms: **1.0**
 Acres/Range: **< 0.5** Lot Front: **40.00 Feet**
 Taxes/Year: **\$4,625/2016** Lot Depth: **162.60 Feet**
 Irregularities: Lot Shape: **Rectangular**
 Heat: **Gas/Forced Air**
 Water: **Municipal/** Sewer: **Sewer (Municipal)**
 Brokerage: **RE/MAX GARDEN CITY REALTY INC, BROKERAGE**
 CrossSt/Dir: **Main St. & Johnston**

Property Details

Exterior: **Aluminum Siding, Metal/Steel Siding, Stucco (Plaster), Vinyl Siding, Other** Heat Source: **Gas** Air Cond Type: **Central Air**
 Bsmt Size/Fn/Dev: **Full/Unfinished** Heat Type: **Forced Air** Air Condition: **Yes**
 Foundation: **Concrete Block** Sewers: **Sewer (Municipal)** Fireplaces: **2 Natural Gas**
 Roof: **Asphalt Shingle/** Water: **Municipal** Waterfront:
 Water Meter:
 Laundry Access:
 #/Type of Garage: **1.0/Detached** UFFI:
 #/Driveway/Type: **1.0/Private Single Wide/Asphalt** Total Parking Spaces: **2** Retire Comm:
 Parking: **Asphalt** Assigned Spaces: **1** VisitAble:
 Recreational Use: Elevator YN: **No** Soil Type: Addl Month Fees:
 Remarks: Freehold w/Com Elem Fee: **Yes**
 Energy Cert Level:

Welcome to historic and trendy Port Dalhousie! THE HOME: Upon entering, you'll fall in love with this mid-century modern design and bright, open layout. The timeless updated kitchen has a natural gas stove, stylish cabinets, beautiful quartz waterfall countertop and is open into the main floor family room. Relax in front of one of the two fireplaces the property has to offer. On the main level there are restored century-old hardwood floors throughout, 2 sizeable bedrooms, updated electrical and a renovated 4pc bath. The informal dining room is just off the kitchen and the living room is perfect to host intimate conversations. The bright and airy front porch beckons you to relax with a coffee and a newspaper in the morning. UP to the treetop master bedroom, with its 180-degree panoramic view the pool and gardens, you will enjoy waking up to the peaceful sounds of birds chirping. Could convert to a home office and put in an ensuite if you desired. THE LIFESTYLE: This is what you were looking for, it's second to none. Beautiful and low maintenance gardens with an updated salt water pool in which to float the afternoon away. 5 min walk to the beach, shops and restaurants in the old village and the world-renowned Henley Regatta. Located in the heart of wine country, you are just minutes from the closest and best wineries Niagara has to offer. This place is for you!

Property Features

Features/Amenities:

Tax and Financial Information

Roll#: **262906004204700** Assessment: **\$316,000/2016** Survey: **None**
 Pin#: Taxes: **\$4,625/2016** Private Entrance:
 Legal Desc: **LT 13 RCP 702 GRANTHAM/LOUTH; ST. CATHARINES**
 Location: **Urban** Fronting On: **North** HST Applicable: **Included**

Rooms Information

Room	Level	Dimens Imperial	Features	Room	Level	Dimens Imperial	Features
Family Room	M	17' 5" X 10' 10"		Foyer	M		
Living Room	M	15' 10" X 11' "		Dining Room	M	16' 9" X 10' 9"	
Bedroom	M	9' 0" X 11' 0"		Bedroom	M	9' 0" X 11' 0"	
Kitchen	M	19' 3" X 7' 4"		Bathroom	M		5+ Piece
Master Bedroom	2	21' 0" X 9' 5"					

Listing Information

Commence Date: **10/03/2017** Deposit: **5000.00** Buy Option:
 Sign: Lockbox: Possess. Dt: CDOM:
 References: Application Required: Employment Letter: SPIS: **No/No**
 Possession: **30 - 59 Days**

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

Client Full One Page Report

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