

**31 YOUNG Crescent** RES/Freehold/Sale  
**Niagara-on-the-Lake, ON L0S 1J0**

Price: **\$559,000**

**NEW**



MLS®#: **30631442** Status: **Active**  
 Region: **Niagara** DOM:  
 Municipality: **1 - Niagara-on-the-Lake**  
 Neighbourhood: **107 - Glendale**  
 Bldg Type/Style: **Detached/2 Storey**  
 Age/Yr Built: **6-15 Years** Basement: **Yes**  
 Legal Desc: **LOT 99, PLAN 30M267; S/T EASE FOR 5 YEARS FROM 05.06.17 AS IN NR67435 ; NIAGARA ON THE LAKE**  
 Sq.Ft/Source: **2,400/Other** Tot Bdrms: **4 (4+0)**  
 Sq Ft Range: **2001 to 3000** Bathrooms: **2.1**  
 Acres/Range: **< 0.5** Lot Front: **44.94 Ft**  
 Taxes/Year: **\$3,600/2016** Lot Depth: **75.46 Ft**  
 Irregularities: Lot Shape: **Irregular**  
 Heat: **Gas/Forced Air**  
 Water: **Municipal/** Sewer: **Sewer (Municipal)**  
 Brokerage: **RE/MAX GARDEN CITY REALTY INC, BROKERAGE**  
 CrossSt/Dir: **Glendale Ave/Niagara on the Green**

**Property Details**

Exterior: <b>Brick</b>	Heat Source: <b>Gas</b>	Air Cond Type: <b>Central Air</b>
Bsmt Size/Fn/Dev: <b>Full/Unfinished</b>	Heat Type: <b>Forced Air</b>	Air Condition: <b>Yes</b>
Foundation: <b>Poured Concrete</b>	Sewers: <b>Sewer (Municipal)</b>	Fireplaces:
Roof: <b>Asphalt Shingle/</b>	Water: <b>Municipal</b>	Waterfront:
Water Meter:	Wtr Sup Type:	Pool: <b>None</b>
Laundry Access:	UFFI:	Retire Comm:
#/Type of Garage: <b>2.0/Attached</b>	Total Parking Spaces: <b>4</b>	VisitAble:
#/Driveway/Type: <b>2.0/Private Double Wide/Asphalt</b>	Assigned Spaces:	Addl Month Fees:
Parking: <b>Asphalt</b>	Soil Type:	Energy Cert Level:
Recreational Use: Elevator YN: <b>No</b>		Freehold w/Com Elem Fee: <b>No</b>

**THE HOME:** This 2400 sq.ft. 2 story is timeless and contemporary. The moment you step into this home you will fall in love. The character engages you the moment you enter the door with a social atmosphere of the living rm. Hardwood and ceramics floors throughout. A beautiful eat in kitchen that is perfect for dinner parties or engaging in a conversation in the main floor family rm that is designed around the gas fireplace. This place was built to have friends and family over. Laundry and 2 Pc round out the main. UP stairs is awesome with 4 bedrooms with large master with ensuite and walk-in is all you could ask for. **THE LIFESTYLE:** Work hard. Come here and relax. There is nothing to do, but perhaps enjoy a glass of wine in backyard with someone you love. Unfinished basement allows extra storage. **THE LOCATION:** This location is exploding with activity for downtimes or hitting the hwy. Located on the cusp of an award winning 27 hole golf course, a skip over to the wineries, restaurants, breweries, The Bruce Trail, Outlet Mall, farmers market and seconds to the hwy. And just around the corner is White Oaks Resort and Spa with its state of the art fitness facility. This friendly neighborhood has it all! **Welcome Home!**

**Property Features**

Features/Amenities:

**Tax and Financial Information**

Roll#: <b>262702001833400</b>	Assessment: <b>\$368,000/2017</b>	Survey: <b>None</b>
Pin#: <b>464160686</b>	Taxes: <b>\$3,600/2016</b>	Private Entrance:
Legal Desc: <b>LOT 99, PLAN 30M267; S/T EASE FOR 5 YEARS FROM 05.06.17 AS IN NR67435 ; NIAGARA ON THE LAKE</b>	Fronting On:	HST Applicable: <b>Included</b>

**Rooms Information**

<u>Room</u>	<u>Level</u>	<u>Dimens Imperial</u>	<u>Features</u>	<u>Room</u>	<u>Level</u>	<u>Dimens Imperial</u>	<u>Features</u>
Living Room	M	17' 6" X 13' 0"		Family Room	M	19' 0" X 11' 6"	
Kitchen	M	23' 2" X 8' 0"		Dining Room	M	19' 0" X 11' 6"	
Bathroom	M		2-Piece	Laundry Room	M		
Master Bedroom	2	17' 6" X 13' 2"		Ensuite	2		4-Piece
Bedroom	2	11' 6" X 11' 8"		Bedroom	2	13' 0" X 10' 0"	
Bedroom	2	12' 10" X 10' 0"		Bathroom	2		4-Piece

**Listing Information**

Commence Date: <b>01/12/2018</b>	Deposit: <b>5000.00</b>	Buy Option:	CDOM:
Sign:	Lockbox:	Possess. Dt:	SPIS:
References:	Application Required:	Employment Letter:	Possession: <b>No/No Immediate</b>

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

**Client Full One Page Report**

**Date Printed: 01/12/2018**