

1410 THIRD Avenue RES/Freehold/Sale
St Catharines, ON L2R 6P9

Price: **\$735,000**

NEW



MLS®#: **30608457** Status: **Active**
 Region: **Niagara** DOM:
 Municipality: **4 - St. Catharines**
 Neighbourhood: **449 - Rural W**
 Bldg Type/Style: **Detached/2 Storey**
 Age/Yr Built: **31-50 Years** Basement: **Yes**
 Legal Desc: **PT LT 3 CON 3 LOUTH AS IN RO475491; ST. CATHARINES**
 Sq.Ft/Source: **2,500/Other** Tot Bdrms: **6 (5+1)**
 Sq Ft Range: **2001 to 3000** Bathrooms: **2.1**
 Acres/Range: **0.50-1.99** Lot Front: **100.00 Ft**
 Taxes/Year: **\$5,000/2016** Lot Depth: **150.07 Ft**
 Irregularities: Lot Shape: **Irregular**
 Heat: **Gas/Forced Air**
 Water: **Other/Cistern** Sewer: **Septic**
 Brokerage: **RE/MAX GARDEN CITY REALTY INC, BROKERAGE**
 CrossSt/Dir: **Fifth Street Louth**

Property Details

| | | |
|---|--------------------------------|------------------------------------|
| Exterior: Brick | Heat Source: Gas | Air Cond Type: Central Air |
| Bsmt Size/Fn/Dev: Full/Fully Finished | Heat Type: Forced Air | Air Condition: Yes |
| Foundation: Poured Concrete | Sewers: Septic | Fireplaces: |
| Roof: Asphalt Shingle/ | Water: Other | Waterfront: |
| Water Meter: | Wtr Sup Type: Cistern | Pool: Above Ground |
| Laundry Access: | UFFI: | Retire Comm: |
| #/Type of Garage: 2.0/Attached | Total Parking Spaces: 6 | VisitAble: |
| #/Driveway/Type: 4.0/Private Single Wide/Interlock | Assigned Spaces: | Add Month Fees: |
| Parking: Interlock | Soil Type: | Energy Cert Level: |
| Recreational Use: Elevator YN: No | | Freehold w/Com Elem Fee: No |

Remarks
A beautiful country setting with city conveniences. THE HOME: This 2500 sq.ft. custom built country home is a rare opportunity your growing family has been looking for. Upon entering you'll love the vaulted ceilings in the sizable formal living room that opens to the dining room. Your eyes will wander up the staircase to the great size bedrooms including the master with 2Pc ensuite and 4Pc family bathroom. Back to the main and into the open concept country in-eat kitchen is complete with oak cabinets kitchen and faces the back. Perfect for those big sky views and sliding out for perfect barbecue cooking. Main floor laundry, 3 Pc bath and 4th bedroom/office has garage access. Down the stair and into the large recrm with wet bar and fireplace. Tons of storage with 5th bedroom and cold room. THE LIFESTYLE: Vineyards, orchards and endless sunsets. The bounty of Niagara is literally in your backyard. This is what you have been looking for. Mature landscaping with a above ground pool. It doesn't get much better than this. Cistern 10,000 G, Pump '17, Vinyl Liner '13, Shingles '12, Breaker panel-Copper, Alarm, Furnace '09, some vinyl windows.

Property Features

Features/Amenities:
 Inclusions: **Appliances included, Pool table.**

Tax and Financial Information

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|---|-----------------------------------|---------------------------------|
| Roll#: 262904004209400 | Assessment: \$493,000/2017 | Survey: Unknown |
| Pin#: 461470160 | Taxes: \$5,000/2016 | Private Entrance: |
| Legal Desc: PT LT 3 CON 3 LOUTH AS IN RO475491; ST. CATHARINES | Fronting On: | HST Applicable: Included |

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 | 16' 2" X 12' 3" | | Dining Room | M | 17' 4" X 9' 6" | |
| Eat in Kitchen | M | 19' 3" X 14' 10" | | Bedroom | M | 7' 7" X 12' 0" | |
| Bathroom | M | | 3-Piece | Family Room | M | 18' 7" X 12' 0" | |
| Bedroom | 2 | 10' 3" X 10' 2" | | Bedroom | 2 | 11' 2" X 10' 10" | |
| Bedroom | 2 | 11' 2" X 10' 10" | | Master Bedroom | 2 | 13' 0" X 13' 0" | |
| Ensuite | 2 | | 2-Piece | Bathroom | 2 | | 4-Piece |
| Recreation Room | B | 20' 0" X 17' 0" | | Games Room | LL | 23' 3" X 12' 0" | |
| Cold Room | LL | | | Storage Room | LL | 18' 0" X 18' 0" | |
| Bedroom | LL | 13' 8" X 12' 9" | | | | | |

Listing Information

| | | | |
|----------------------------------|-----------------------|--------------------|---------------------------------|
| Commence Date: 11/07/2017 | Deposit: 10000 | Buy Option: | CDOM: |
| Sign: | Lockbox: | Possess. Dt: | SPIS: No/No |
| References: | Application Required: | Employment Letter: | Possession: 30 - 59 Days |

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

Client Full One Page Report

Date Printed: 11/07/2017