

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

Price: **\$735,000**



MLS®#: **30608457** Status: **Active**
 Region: **Niagara** DOM: **37**
 Municipality: **4 - St. Catharines**
 Neighbourhood: **449 - Rural W**
 Bldg Type/Style: **Detached/Multi-Level**
 Age/Yr Built: **31-50 Years** Basement: **Yes**
 Legal Desc: **PT LT 3 CON 3 LOU TH 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: **\$6,537/2016** 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

Roll#: 262904004209400	Assessment: \$493,000/2017	Survey: Unknown
Pin#: 461470160	Taxes: \$6,537/2016	Private Entrance:
Legal Desc: PT LT 3 CON 3 LOU TH 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: 37
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: 12/14/2017