

**365 GENEVA Street
#803**

RES/Condominium/Sale

Price:

\$198,000

St. Catharines, ON L2N 5S7

NEW



MLS®#: **30618186** Status: **Active**
 Region: **Niagara** DOM: **2**
 Municipality: **4 - St. Catharines**
 Neighbourhood: **444 - Fairview Mall**
 Bldg Type/Style: **Apartment Unit/1 Storey/Apt**
 Age/Yr Built: **31-50 Years** Basement: **None**
 Legal Desc: **UNIT 3, LEVEL 8, NNCP 10, PTL 17, CON 4**
 Sq.Ft./Source: **700/Other** Tot Bdrms: **1 (1+0)**
 Sq Ft Range: **501 to 1000** Bathrooms: **1.0**
 Acres/Range:
 Taxes/Year: **\$1,419/2017** Lot Front:
 Irregularities: Lot Depth:
 Heat: **Gas/Radiant** Lot Shape:
 Water: **Municipal/** Sewer: **Sewer (Municipal)**
 Brokerage: **RE/MAX GARDEN CITY REALTY INC, BROKERAGE**
 CrossSt/Dir: **NORTH FROM QEW PAST FAIRVIEW MALL**

Property Details

Exterior: Brick Front	Heat Source: Gas	Air Cond Type: Window Unit
Bsmt Size/Fn/Dev: None	Heat Type: Radiant	Air Condition: Yes
Foundation:	Sewers: Sewer (Municipal)	Fireplaces:
Roof: Other/	Water: Municipal	Waterfront: None
Water Meter:	Wtr Sup Type:	Pool: None
Laundry Access: Shared	UFFI:	Retire Comm:
#/Type of Garage: /None	Total Parking Spaces: 1	VisitAble:
#/Driveway/Type: 1.0/Other/Asphalt	Assigned Spaces:	Add Month Fees:
Parking: Asphalt	Soil Type:	Energy Cert Level:
Recreational Use:	Elevator YN: No	Freehold w/Com Elem Fee:

Remarks
Enjoy Condo living in the heart of the city. This condo offers an open concept living/ dining room style is wonderful for entertaining friends and family while the galley kitchen keeps the chef in the suite effect and effective. Slide out to the balcony and enjoy the endless views of the city from a bird's eye view from the 8th floor. A great master bedroom has ample closet space and a 4pc bathroom round out the unit. Covered parking, ample storage, a common party room, workshop and coming soon gym room is available. Great parks and easy walks to shopping. This is City living.

Property Features

Features/Amenities:

Tax and Financial Information

Roll#: 262906002702028	Assessment: \$106,000/2016	Survey:
Pin#:	Taxes: \$1,419/2017	Private Entrance:
Legal Desc: UNIT 3, LEVEL 8, NNCP 10, PTL 17, CON 4	Fronting On: West	HST Applicable: Included

Condominium Information

Property Management Contact: Shabri/(905) 684-6333	Status Certificate:	Locker: In-Suite
Corp.#: 10	Balcony: Open	Locker #: 0
Condo Fee: \$358.42	Exposure: East	Number Shares (Timeshare):

Included in Fees: **Building Insurance, Common Elements, Exterior Maintenance, Heat, Parking, Private Garbage Removal, Property Management Fees, Water**

Condo Fee Rmks: Pets Permitted: **Yes**

Condo Amenities: **Exercise Room, Party Room, Visitor Parking, Year Round Living**

Rooms Information

Room	Level	Dimens	Imperial	Features	Room	Level	Dimens	Imperial	Features
Living Room	M	22'	3" X 11'	7"	Dining Room	M	8'	4" X 8'	3"
Kitchen	M	10'	3" X 7'	11"	Bedroom	M	13'	7" X 10'	3"
Bathroom	M			4-Piece	Storage Room	M	8'	10" X 3'	3"

Listing Information

Commence Date: 12/19/2017	Deposit: 2000.00	Buy Option:	CDOM: 2
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

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