

**1665 THIRD Street** RES/Freehold/Sale  
**St. Catharines, ON L2R 6P9**

Price: **\$639,900**

**NEW**



MLS®#: **30676652** Status: **Active**  
 Region: **Niagara** DOM:  
 Municipality: **4 - St. Catharines**  
 Neighbourhood: **449 - Rural W**  
 Bldg Type/Style: **Detached/Bungalow**  
 Age/Yr Built: **51-99 Years** Basement: **Yes**  
 Legal Desc: **PT LT 3 CON 2 LOU TH AS IN RO600303; ST. CATHARINES**  
 Sq.Ft/Source: **1,650/Other** Tot Bdrms: **3 (3+0)**  
 Sq Ft Range: **1501 to 2000** Bathrooms: **2.1**  
 Acres/Range: **< 0.5** Lot Front: **72.00 Ft**  
 Taxes/Year: **\$4,957/2018** Lot Depth: **473.04 Ft**  
 Irregularities: Lot Shape: **Irregular**  
 Heat: **Gas/Forced Air**  
 Water: **Well/Unknown** Sewer: **Septic**  
 Brokerage: **RE/MAX GARDEN CITY REALTY INC, BROKERAGE**  
 CrossSt/Dir: **Third Street Ave- Third 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: **3 Natural Gas, Wood**  
 Foundation: **Concrete Block, Poured Concrete** Sewers: **Septic**  
 Roof: **Asphalt Shingle/** Water: **Well** Waterfront: **None**  
 Water Meter: Wtr Sup Type: **Unknown** Pool: **None**  
 Laundry Access: UFFI: Retire Comm: **None**  
 #/Type of Garage: **0.0/None** Total Parking Spaces: **4** VisitAble:  
 #/Driveway/Type: **4.0/Private Double Wide/Asphalt** Assigned Spaces: Addl Month Fees:  
 Parking: **Asphalt** Soil Type: Energy Cert Level:  
 Recreational Use: Elevator YN: Freehold w/Com Elem Fee: **No**  
 Remarks

**This 1650 sq.ft classic ranch bungalow is in absolute move-in condition. The moment you walk in, you'll fall in love with its presentation. It's bright and open. The kitchen/living room is the heart of the home with a breakfast bar nook which is perfect for family banter and entertaining. Cozy up and turn on the fireplace or swing through to the sunny, sky lite family room with the stone fireplace being the center of downtime lifestyle. 3pc bath is just around the corner. Gleaming hardwood floors throughout the main lead to 3 solid-size rooms including the master and a gorgeous 4 Pc bathroom. Downstairs the basement is completely finished with nothing left to do. Large bedroom/office, workshop, laundry and tons of storage. This rec room is awesome and a perfect place to watch the big game or for the kids to play for hours. 2 Pc bathroom rounds out this floor. With beautifully kept gardens and grounds, it is a perfect and private atmosphere. Take a load off after a long day and soak in the hot tub or enjoy a drink in your 3-season sunroom. Want a bonfire? Take strolls to the back of the property with the marshmallows or down the to your own babbling creek under a beautiful forested canopy. Vineyards, orchards and endless country sunsets. The bounty of Niagara is literally in your backyard. Hit the open road on your bike or perhaps to world-class wineries for happy hour. With a quick drive to 4th Ave for all the amenities. This location has the best of both worlds!**

**Property Features**

Features/Amenities:

**Tax and Financial Information**

Roll#: **262904004203400** Assessment: **\$346,000/2018** Survey: **Unknown**  
 Pin#: **461470106** Taxes: **\$4,957/2018** Private Entrance:  
 Legal Desc: **PT LT 3 CON 2 LOU TH AS IN RO600303; ST. CATHARINES**  
 Location: **Rural** Fronting On: HST Applicable: **Included**

**Rooms Information**

| Room            | Level | Dimens Imperial  | Features | Room           | Level | Dimens Imperial  | Features |
|-----------------|-------|------------------|----------|----------------|-------|------------------|----------|
| Kitchen         | M     | 10' 10" X 11' 5" |          | Living Room    | M     | 18' 5" X 13' 10" |          |
| Dining Room     | M     | 9' 11" X 12' 1"  |          | Family Room    | M     | 13' 4" X 22' 10" |          |
| Bedroom         | M     | 9' 7" X 9' 5"    |          | Master Bedroom | M     | 10' 7" X 16' 0"  |          |
| Bedroom         | M     | 9' 8" X 13' 7"   |          | Bathroom       | M     |                  | 4-Piece  |
| Bathroom        | M     |                  | 3-Piece  | Office         | B     | 14' 11" X 12' 6" |          |
| Recreation Room | B     | 39' 0" X 12' 2"  |          | Other          | B     | 21' 5" X 17' 8"  |          |
| Bathroom        | B     |                  | 2-Piece  |                |       |                  |          |

**Listing Information**

Commence Date: **08/10/2018** Deposit: **10,000.** 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: **08/10/2018**

**Search Criteria**

This search was narrowed to a specific set of Listings.

Property Type is 'Residential'

Selected 1 of 1 result.