

**152 RUSSELL Avenue** RES/Freehold/Sale  
**St. Catharines, ON L2R 1W4**

Price: **\$430,000**

**NEW**



MLS®#: **30685048** Status: **Active**  
 Region: **Niagara** DOM: **4**  
 Municipality: **4 - St. Catharines**  
 Neighbourhood: **447 - St. Catharines Downtown**  
 Bldg Type/Style: **Detached/2 Storey**  
 Age/Yr Built: **51-99 Years** Basement: **Yes**  
 Legal Desc: **PLAN 51,PTL 61,PTL 62**  
 Sq.Ft./Source: **1,350/Other** Tot Bdrms: **3 (3+0)**  
 Sq Ft Range: **1001 to 1500** Bathrooms: **1.0**  
 Acres/Range: **< 0.5** Lot Front: **37.01 Feet**  
 Taxes/Year: **\$2,379/2017** Lot Depth: **95.00 Feet**  
 Irregularities: Lot Shape: **Rectangular**  
 Heat: **Other/Radiant**  
 Water: **Municipal/** Sewer: **Sewer (Municipal)**  
 Brokerage: **RE/MAX GARDEN CITY REALTY INC, BROKERAGE**  
 CrossSt/Dir: **On Russell Ave at Woodland St**

**Property Details**

Exterior:	<b>Aluminum Siding, Wood</b>	Heat Source:	<b>Other</b>	Air Cond Type:	<b>None</b>
Bsmt Size/Fn/Dev:	<b>Full/Partially Finished</b>	Heat Type:	<b>Radiant</b>	Air Condition:	
Foundation:	<b>Concrete Block</b>	Sewers:	<b>Sewer (Municipal)</b>	Fireplaces:	<b>1 Other</b>
Roof:	<b>Asphalt Shingle/</b>	Water:	<b>Municipal</b>	Waterfront:	
Water Meter:		Wtr Sup Type:		Pool:	<b>None</b>
Laundry Access:		UFFI:	<b>No</b>	Retire Comm:	
#/Type of Garage:	<b>1.0/Detached</b>	Total Parking Spaces:	<b>3</b>	VisitAble:	
#/Driveway/Type:	<b>2.0/Private Single Wide/Asphalt</b>	Assigned Spaces:	<b>1</b>	Addl Month Fees:	
Parking:	<b>Asphalt</b>	Soil Type:		Energy Cert Level:	
Recreational Use:		Elevator YN:		Freehold w/Com Elem Fee:	<b>No</b>
Remarks					

**Hip. Trendy. Downtown. THE HOME:** This Dutch Colonial 2 story has all the timelessness of its original design with a hip modern flair that makes this such a desirable home to live in. Walk in and love the old school charm: bold baseboards, solid oak railing and great ceiling height. The formal living room is elegant, and the dining room with sliding door is perfect for the family and for dinner parties. Turn into the kitchen and... Y...E...S! It is everything you were hoping to find: beautiful white shaker doors with soft closing drawers. Your inner chef will thank you. UP stairs: 3 good-sized bedrooms and 4 pc bath. Downstairs: there is comfortable ceiling height in the basement (bonus points!) and a good balance between storage and living space. **THE LOCATION:** What is not to love about Midtown?! Hop on your bike and cruise over to the farmers' market, cruise over to the leash free dog park with Rufus, grab a great cup of coffee, and admire the unique architecture "The Fitzgerald" neighbourhood offers. **THE LIFESTYLE:** Hang up the string lights and call over your closest friends. The backyard, with its great natural canopy, was made for BBQ season and acoustic guitar sing-a-longs. With the single detached garage having man/woman cave written all over it, you're going to feel right at home. Updates: in Realtor remarks

**Property Features**

Features/Amenities:  
 Inclusions: **Washer & Dryer.**  
 Exclusions: **Light fixture over the dining room table. Fridge, stove.**  
 Elem Schools: **Harriet Tubman** Sec Schools:

**Tax and Financial Information**

Roll#:	<b>262904001313900</b>	Assessment:	<b>\$175,000/2016</b>	Survey:	<b>None</b>
Pin#:		Taxes:	<b>\$2,379/2017</b>	Private Entrance:	
Legal Desc:	<b>PLAN 51,PTL 61,PTL 62</b>	Fronting On:	<b>South</b>	HST Applicable:	<b>Included</b>
Location:	<b>Urban</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>
<b>Kitchen</b>	<b>M</b>	<b>10' 8" X 13' 5"</b>		<b>Dining Room</b>	<b>M</b>	<b>12' 6" X 14' 11"</b>	
<b>Living Room</b>	<b>M</b>	<b>12' 7" X 14' 7"</b>		<b>Foyer</b>	<b>M</b>	<b>10' 10" X 8' 11"</b>	
<b>Bedroom</b>	<b>2</b>	<b>8' 2" X 8' 11"</b>		<b>Bedroom</b>	<b>2</b>	<b>8' 11" X 12' 4"</b>	
<b>Master Bedroom</b>	<b>2</b>	<b>10' 10" X 10' 4"</b>		<b>Bathroom</b>	<b>2</b>		<b>4-Piece</b>
<b>Workshop</b>	<b>B</b>	<b>11' 5" X 21' 0"</b>		<b>Laundry Room</b>	<b>B</b>	<b>10' 8" X 16' 2"</b>	

**Listing Information**

Commence Date:	<b>09/14/2018</b>	Deposit:	<b>5000.00</b>	Buy Option:	CDOM:	<b>4</b>
Sign:		Lockbox:		Possess. Dt:	SPIS:	<b>No/No</b>
References:		Application Required:		Employment Letter:	Possession:	<b>30 - 59 Days</b>

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

**Client Full One Page Report**

**Date Printed: 09/18/2018**

**Search Criteria**

Status is one of 'Active', 'Active - CS'

List SP MUI is 2538815

Co List Agent MUI is 2538815

Co List Agent Agent 2 MUI is 2538815

Co List Agent 3 MUI is 2538815

Selected 1 of 5 results.