

49 LOUISA Street RES/Freehold/Sale
St. Catharines, ON L2R2J7

Price: **\$309,900**

NEW



MLS®#: **30692636** Status: **Active**
 Region: **Niagara** DOM:
 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 73A, PTL 3**
 Sq.Ft/Source: **1,300/Other** Tot Bdrms: **3 (3+0)**
 Sq Ft Range: **1001 to 1500** Bathrooms: **1.1**
 Acres/Range: **< 0.5** Lot Front: **29.20 Feet**
 Taxes/Year: **\$2,241/2017** Lot Depth: **80.00 Feet**
 Irregularities: Lot Shape: **Rectangular**
 Heat: **Gas/Forced Air**
 Water: **Municipal/** Sewer: **Sewer (Municipal)**
 Brokerage: **RE/MAX GARDEN CITY REALTY INC, BROKERAGE**
 CrossSt/Dir: **Near: YORK ST**

Property Details

Exterior: **Aluminum Siding, Metal/Steel Siding, Stucco (Plaster), Vinyl Siding, Other** Heat Source: **Gas** Air Cond Type: **Central Air**
 Bsmt Size/Fn/Dev: **Full/Unfinished** Heat Type: **Forced Air** Air Condition: **Yes**
 Foundation: **Concrete Block** Sewers: **Sewer (Municipal)** Fireplaces:
 Roof: **Asphalt Shingle/** Water: **Municipal** Waterfront:
 Water Meter: Wtr Sup Type: Pool: **None**
 Laundry Access: UFFI: **No** Retire Comm:
 #/Type of Garage: **0.0/None** Total Parking Spaces: **1** VisitAble:
 #/Driveway/Type: **1.0/Mutual/Shared/Gravel** Assigned Spaces:
 Parking: **Gravel** Add Month Fees:
 Recreational Use: Elevator YN: Soil Type: Energy Cert Level:
 Remarks: Freehold w/Com Elem Fee: **No**

Downtown livn' THE HOME: Upon entering you'll love the bold headers and rich trim in this character home. An oversized dining room /living room combo allows for great dinner parties and entertaining. A bright lit kitchen and two-piece bath to the back are appreciated for prep and busting on to the barbecue patio. Head UP you'll love the classic staircase. 3 solid size rooms, notable closet space and an updated 4 pc bathroom. The basement is great for storage, side projects and laundry. THE LOCATION: This is the pulse of the city! Midtown. What is not to love? Walk to everything awesome. Events, concerts, hipster shopping and cool eats in the downtown core. THE LIFESTYLE: Put the groceries from the farmer's market on your handle bars or grow your own veggies in this urban oasis. Perfect size backyard for intimate conversation and BBQs. Move in, open a nice bottle and celebrate! This is city living.

Property Features

Features/Amenities:

Tax and Financial Information

Roll#: **262904002403600** Assessment: **\$165,000/2016** Survey: **None**
 Pin#: Taxes: **\$2,241/2017** Private Entrance:
 Legal Desc: **PLAN 73A, PTL 3**
 Location: **Urban** Fronting On: **South** HST Applicable: **Included**

Rooms Information

Room	Level	Dimens	Imperial	Features	Room	Level	Dimens	Imperial	Features
Kitchen	M	11' 2"	X 10' 0"		Living Room	M	10' 6"	X 12' 10"	
Dining Room	M	12' 2"	X 13' 8"		Foyer	M	9' 10"	X 5' 7"	
Bathroom	M			2-Piece	Master Bedroom	2	11' 0"	X 13' 10"	
Bedroom	2	9' 7"	X 10' 7"		Bedroom	2	10' 10"	X 9' 10"	
Bathroom	2			4-Piece	Laundry Room	B	11' 0"	X 13' 5"	
Workshop	B	13' 6"	X 16' 0"		Cold Room	B	5' 6"	X 6' 8"	

Listing Information

Commence Date: **10/19/2018** Deposit: **5000.00** Buy Option:
 Sign: Lockbox: Possess. Dt: CDOM:
 References: Application Required: Employment Letter: Possession: **No/No Immediate**

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

Client Full One Page Report

Date Printed: 10/19/2018

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 8 results.