

178 SCOTT Street #16 RES/Condominium/Sale
St. Catharines, ON L2N 1H4

Price: **\$319,900**

NEW



MLS® #: **30691565** Status: **Active**
 Region: **Niagara** DOM: **1**
 Municipality: **4 - St. Catharines**
 Neighbourhood: **444 - Fairview Mall**
 Bldg Type/Style: **Townhouse/2 Storey**
 Age/Yr Built: **31-50 Years** Basement: **Yes**
 Legal Desc: **Unit 16, Level 1 NNCP Plan No 18 Con 4 (formerly TWP of Grantham)**
 Sq.Ft/Source: **1,200/Other** Tot Bdrms: **2 (2+0)**
 Sq Ft Range: **1001 to 1500** Bathrooms: **1.1**
 Acres/Range: Lot Front:
 Taxes/Year: **\$2,700/2017** Lot Depth:
 Irregularities: Lot Shape:
 Heat: **Gas/Forced Air**
 Water: **Municipal/** Sewer: **Sewer (Municipal)**
 Brokerage: **RE/MAX GARDEN CITY REALTY INC, BROKERAGE**
 CrossSt/Dir: **Lake St**

Property Details

Exterior: **Brick Front, Wood, Other** Heat Source: **Gas** Air Cond Type: **Central Air**
 Bsmt Size/Fn/Dev: **Full/Fully Finished** Heat Type: **Forced Air** Air Condition: **Yes**
 Foundation: Sewers: **Sewer (Municipal)** Fireplaces: **1 Natural Gas**
 Roof: **Asphalt Shingle/** Water: **Municipal** Waterfront:
 Water Meter: Wtr Sup Type: **No** Pool: **Inground**
 Laundry Access: **In-Suite** UFFI: **No** Retire Comm:
 #/Type of Garage: **1.0/Attached** Total Parking Spaces: **2** VisitAble:
 #/Driveway/Type: **1.0/Private Single Wide/Asphalt** Assigned Spaces: **1** Addl Month Fees:
 Parking: **Asphalt** Soil Type: Energy Cert Level:
 Recreational Use: Elevator YN: Freehold w/Com Elem Fee:
 Remarks

Welcome to The Clusters! The coolest condo's in Niagara. THE HOME: This open concept chalet town home was made for your active lifestyle. The moment you walk in you'll love its entrance with vaulted ceilings and floor to ceiling windows. So much natural light. Beautiful hardwood floors throughout. A chef's eat in kitchen is awesome with spotlighting and beautiful pantry cupboards. It's trendy and timeless. Pass the informal dining, spacious living rm and 2 Pc powder room and head Upstairs to two great size bedrooms overlooking the quiet oasis backyard with patio area, 4 Pc spa like bathroom rounds out this floor. Down is the family rec room with fireplace to greet you and your new favourite place to drop the needle on favourite music. Garage access and laundry. **THE COMPLEX.** One of the hippest communities going. Inspired by developments in Northern California, these places with its mature canopy, provide a backdrop to a really great environment all year around. **THE LIFESTYLE:** Throw the towel over your shoulder and cruise over to the 90-degree pool for happy hour with good friends or love the privacy of your own patio with its big sky view sunsets. Life is good in the Clusters!

Property Features

Features/Amenities:

Tax and Financial Information

Roll#: **262906002704216** Assessment: **\$221,000/2016** Survey:
 Pin#: Taxes: **\$2,700/2017** Private Entrance:
 Legal Desc: **Unit 16, Level 1 NNCP Plan No 18 Con 4 (formerly TWP of Grantham)**
 Location: **Urban** Fronting On: **South** HST Applicable: **Included**

Condominium Information

Property Management Contact: **Shabri**
 Corp.#: **18** Status Certificate:
 Condo Fee: **\$400.00** Balcony: **None** Locker #: **0**
 Included in Fees: **Building Insurance, Common Elements, Water** Exposure: **South** Number Shares (Timeshare):
 Condo Fee Rmks: Condo Amenities: **Visitor Parking** Pets Permitted: **Yes**

Rooms Information

Room	Level	Dimens	Imperial	Features	Room	Level	Dimens	Imperial	Features
Living	M	11' 5"	X 22' 1"		Kitchen	M	10' 8"	X 11' 3"	
Room/Dining Room									
Breakfast	M	8' 2"	X 11' 4"		Bathroom	M			2-Piece
Bedroom	2	8' 7"	X 18' 3"		Master Bedroom	2	9' 10"	X 18' 4"	
Bathroom	2			4-Piece	Recreation Room	B	14' 1"	X 12' 6"	
Laundry Room	B								

Listing Information

Commence Date: **10/09/2018** Deposit: **5000.00** Buy Option:
 Sign: Lockbox: Possess. Dt: CDOM: **1**
 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: **10/10/2018**

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Search Criteria

This search was narrowed to a specific set of Listings.
Property Type is 'Residential'
Selected 1 of 1 result.