

42 Densgrove Drive RES/Freehold/Sale
St. Catharines, ON L3M 3M3

Price: **\$430,000**

NEW



MLS®#: **30697845** Status: **Active**
 Region: **Niagara** DOM:
 Municipality: **4 - St. Catharines**
 Neighbourhood: **441 - Niagara/Linwell**
 Bldg Type/Style: **Detached/Backsplit**
 Age/Yr Built: **16-30 Years** Basement: **Yes**
 Legal Desc: **It 59 pl 588; S/T RO138324 ST. CATHARINES**
 Sq.Ft/Source: **1,400/Other** Tot Bdrms: **3 (2+1)**
 Sq Ft Range: **1001 to 1500** Bathrooms: **2.0**
 Acres/Range: **< 0.5** Lot Front: **50.00 Ft**
 Taxes/Year: **\$3,825/2017** Lot Depth: **107.60 Ft**
 Irregularities: Lot Shape: **Rectangular**
 Heat: **Gas/Forced Air**
 Water: **Municipal/** Sewer: **Sewer (Municipal)**
 Brokerage: **RE/MAX GARDEN CITY REALTY INC, BROKERAGE**
 CrossSt/Dir: **Vine Street to Densgrove Ave**

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: None
Foundation: Poured Concrete	Sewers: Sewer (Municipal)	Fireplaces: None
Roof: Asphalt Shingle/	Water: Municipal	Waterfront: None
Water Meter:	Wtr Sup Type: None	Pool: None
Laundry Access:	UFFI:	Retire Comm: None
#/Type of Garage: 0.0/None	Total Parking Spaces: 2	VisitAble: None
#/Driveway/Type: 2.0/Private Double Wide/Asphalt	Assigned Spaces:	Addl Month Fees: None
Parking: Asphalt	Soil Type:	Energy Cert Level: None
Recreational Use:	Elevator YN:	Freehold w/Com Elem Fee: No
Remarks:		

This solid 1400 sq.f.t home is the space you and your growing family are looking for. The heart of the home is in the oversize kitchen that has plenty of counter space, a perfect prep island and peninsula for everyone to hang out in. Perfect lively conversation. The formal dining rm is great for everyone to dial into each other or sprawl out today's agenda. This home is great naturally lit. Slide over to the office/nook and fall in love with the great room below. Turn on the fire and sprawl out here with loved ones. UP, 3 good size bedrooms (1 is currently used as a walk-in closet) with the master have a patio door to conveniently enjoy the patio. An updated 4pc rounds out the floor. Down is where the fun happens. Pop on the big game or play a game of pool. The cedar makes it warm and cozy. The basement walkout certainly is a bonus to jump into the private yard. 3 pc bath and a wet bar can keep the boys down here for hours. The basement has plenty of storage and a 3rd/4th bedroom for guests as well. Get out doors! Weather it's a barbecue on the tiered decking or hit the Walkers creek trail or local tennis courts. With some of the best schools in the city you'll feel like you're in the centre of it all.

Property Features

Features/Amenities:

Tax and Financial Information

Roll#: 262905001012300	Assessment: \$267,000/2017	Survey: None
Pin#: It 59 pl 588; S/T RO138324 ST. CATHARINES	Taxes: \$3,825/2017	Private Entrance: None
Legal Desc: Urban	Fronting On:	HST Applicable: Included

Rooms Information

Room	Level	Dimens Imperial	Features	Room	Level	Dimens Imperial	Features
Eat in Kitchen	M	11' 6" X 18' 10"		Dining Room	M	14' 7" X 9' 6"	
Office	M	9' 6" X 13' 7"		Bedroom	2	9' 2" X 11' 10"	
Master Bedroom	2	11' 7" X 5' 0"		Bathroom	2		4-Piece
Bedroom	B	13' 6" X 11' 4"		Laundry Room	B		
Storage Room	B	8' 2" X 7' 7"		Family Room	LL	17' 6" X 13' 7"	
Recreation Room	LL	29' 8" X 12' 2"		Bathroom	LL		3-Piece

Listing Information

Commence Date: 11/13/2018	Deposit: 5000.00	Buy Option:	CDOM: 0
Sign:	Lockbox:	Possess. Dt:	SPIS: No/No
References:	Application Required:	Employment Letter:	Possession: Other

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

Client Full One Page Report

Date Printed: 11/14/2018

Search Criteria

This search was narrowed to a specific set of Listings.

Property Type is 'Residential'

Selected 1 of 1 result.