

148 WOODSIDE Drive RES/Freehold/Sale
St. Catharines, ON L2T 1X2

Price: **\$835,000**

NEW



MLS®#: **30708276** Status: **Active**
 Region: **Niagara** DOM:
 Municipality: **4 - St. Catharines**
 Neighbourhood: **452 - Glenridge**
 Bldg Type/Style: **Detached/Bungalow Raised**
 Age/Yr Built: **16-30 Years** Basement: **Yes**
 Legal Desc: **PLAN 527, LOT 15**
 Sq.Ft./Source: **2,148/Other** Tot Bdrms: **4 (3+1)**
 Sq Ft Range: **2001 to 3000** Bathrooms: **3.1**
 Acres/Range: **< 0.5** Lot Front: **70.00 Feet**
 Taxes/Year: **\$6,196/2018** Lot Depth: **182.75 Feet**
 Irregularities: Lot Shape: **Irregular**
 Heat: **Fireplace, Gas/Forced Air**
 Water: **Municipal/** Sewer: **Sewer (Municipal)**
 Brokerage: **RE/MAX GARDEN CITY REALTY INC, BROKERAGE**
 CrossSt/Dir: **ESCARPMENT/BROCK UNIVERSITY- OFF GLENRIDGE AVE**

Property Details

Exterior: Brick Front, Other	Heat Source: Fireplace, Gas	Air Cond Type: Central Air
Bsmt Size/Fn/Dev: Full/Fully Finished	Heat Type: Forced Air	Air Condition: Wood
Foundation: Poured Concrete	Sewers: Sewer (Municipal)	Fireplaces: Wood
Roof: Asphalt Shingle/	Water: Municipal	Waterfront: None
Water Meter:	Wtr Sup Type: No	Pool: None
Laundry Access:	UFFI: No	Retire Comm:
#/Type of Garage: 2.0/Attached	Total Parking Spaces: 6	VisitAble:
#/Driveway/Type: 4.0/Private Double Wide/Asphalt	Assigned Spaces: 2	Addl Month Fees:
Parking: Asphalt	Soil Type:	Energy Cert Level:
Recreational Use: Elevator YN:		Freehold w/Com Elem Fee: No
Remarks:		# of Kitchens: 1

This spacious bungalow is in one of St. Catharines finest neighbourhoods and has been impeccably renovated. Located at the base of the Niagara Escarpment, part of the international UNESCO Biosphere, this home has panoramic views. The chef's kitchen with the stunning granite, walk-in pantry and high-end appliances is the heart of the home. The open concept is perfect for entertaining. A cosy gas fireplace and fabulous view are focal points of the beautiful living room. Completing the area is a den or formal dining room. The huge master bedroom with ensuite provides access to the outdoor spa. Two additional bedrooms and convenient laundry complement the main floor. On the lower level, there is an office or bedroom, a large guest suite with 4 piece ensuite bathroom and a games room. Access the double car garage from this level and you will appreciate how much storage space is available. Outside: its all about lifestyle. Connect with the Bruce Trail for an epic hike, or entertain friends with a bottle of VQA while overlooking the beautiful canvas of the woodland that is breathtaking in every season. This home is truly special.

Property Features

Features/Amenities:
 Area Features: **Wooded/Treed**
 Elem Schools: **BRIARDALE/ST.PETERS** Sec Schools:

Tax and Financial Information

Roll#: 262902000208200	Assessment: \$485,000/2016	Survey: None
Pin#:	Taxes: \$6,196/2018	Private Entrance:
Legal Desc: PLAN 527, LOT 15	Fronting On: South	HST Applicable: Included
Location: Urban		

Rooms Information

Room	Level	Dimens Imperial	Features	Room	Level	Dimens Imperial	Features
Family Room	M	19' 7" X 15' 5"		Kitchen	M	15' 11" X 14' 7"	
Dining Room	M	16' 1" X 11' 5"		Living Room	M	15' 5" X 13' 2"	
Bedroom	M	14' 0" X 13' 2"		Bedroom	M	14' 5" X 13' 2"	
Master Bedroom	M	14' 3" X 14' 1"		Sitting Room	M	14' 3" X 6' 0"	
Ensuite	M		3-Piece	Bathroom	M		3-Piece
Laundry Room	M			Bathroom	M		2-Piece
Games Room	B	15' 0" X 17' 10"		Bedroom	B	15' 0" X 23' 5"	
Office	B	13' 9" X 12' 3"		Storage Room	B	14' 7" X 9' 10"	
Bathroom	B		4-Piece	Recreation Room	B	28' 1" X 13' 11"	

Listing Information

Commence Date: 01/28/2019	Deposit: 10000.	Buy Option:
Sign:	Lockbox:	Possess. Dt:
References:	Application Required:	Employment Letter:
		SPIS: No/No
		Possession: 30 - 59 Days

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

Client Full One Page Report

Date Printed: 01/28/2019

Search Criteria

This search was narrowed to a specific set of Listings.

Property Type is 'Residential'

Selected 1 of 1 result.