

**32 Mountain Street  
Grimsby, ON L3M 3K1**

RES/Freehold/Sale

Price:

**\$599,900**

**NEW**



MLS®#: **30717025** Status: **Active**  
 Region: **Niagara** DOM: **1**  
 Municipality: **54 - Grimsby**  
 Neighbourhood: **541 - Grimsby West**  
 Bldg Type/Style: **Detached/2 1/2 Storey**  
 Age/Yr Built: **100+ Years** Basement: **Yes**  
 Legal Desc: **PT LT 8385 CP PLAN 4 GRIMSBY PT 1 30R4736**  
 Sq.Ft./Source: **2,200/Other** Tot Bdrms: **4 (4+0)**  
 Sq Ft Range: **2001 to 3000** Bathrooms: **1.1**  
 Acres/Range: **< 0.5** Lot Front: **60.00 Feet**  
 Taxes/Year: **\$3,721/2018** Lot Depth: **126.25 Feet**  
 Irregularities: Lot Shape: **Irregular**  
 Heat: **Gas/Forced Air**  
 Water: **Municipal/** Sewer: **Sewer (Municipal)**  
 Brokerage: **RE/MAX GARDEN CITY REALTY INC, BROKERAGE**  
 CrossSt/Dir: **MAIN ST. W**

**Property Details**

Exterior: **Aluminum Siding, Metal/Steel Siding, Vinyl Siding** Heat Source: **Gas** Air Cond Type: **Central Air**  
 Bsmt Size/Fn/Dev: **Full/Unfinished** Heat Type: **Forced Air** Fireplaces: **0**  
 Foundation: **Stone** Sewers: **Sewer (Municipal)** Waterfront: **Direct**  
 Roof: **Asphalt Shingle/** Water: **Municipal** Pool: **None**  
 Water Meter: Wtr Sup Type: **No** Retire Comm: **None**  
 Laundry Access: UFFI: **No** VisitAble: **None**  
 #/Type of Garage: **1.0/Detached** Total Parking Spaces: **3** Addl Month Fees: **None**  
 #/Driveway/Type: **2.0/Private Double Wide/Gravel** Assigned Spaces: **None** Energy Cert Level: **None**  
 Parking: **Gravel** # of Kitchens: **1**  
 Recreational Use: Elevator YN: **No** Soil Type: **None** Freehold w/Com Elem Fee: **No**  
 Remarks

**THE HOME:** Don't miss your chance to view this historic century home with modern amenities and stylish design. Step inside the spacious 2,200 sq.ft interior and fall in love with the timeless features like oak staircase, hardwood floors, timeless wainscoting and trims. The bright formal living room leads into a large dining room. Wander through to the beautiful kitchen with views of Forty Mile Creek from every window. It boasts new cabinets, plenty of counter space and the perfect layout for hosting dinner parties while keeping everyone in the conversation. Set-up your side hustle in the comfortable front office, with its own 2 Pc powder room. Upstairs are 3 great-sized bedrooms complete with a 4 Pc spa-like bathroom. Keep heading UP and discover a bright and airy finished attic space – perfect for an inviting guest room. **THE LOT:** Mature, private ravine with the creek running below is peaceful and picturesque. With over 300 sq.ft. of deck and tons of space for the kids to run, you can relax in your private oasis or host all your friends at fun backyard BBQs. **THE LIFESTYLE:** Walking distance to historical downtown Grimsby and minutes to the future Grimsby GO, you can enjoy all the conveniences of town along with the laid back lifestyle of the Niagara Escarpment. With... (cond in Realtor Remarks)

**Property Features**

Features/Amenities:  
 Area Features: **Clear View, River/Stream, Waterfront, Wooded/Treed**

**Tax and Financial Information**

Roll#: **261501000905200** Assessment: **\$359,000/2016** Survey: **None**  
 Pin#: **Assessment: \$3,721/2018** Private Entrance: **None**  
 Legal Desc: **PT LT 8385 CP PLAN 4 GRIMSBY PT 1 30R4736**  
 Location: **Urban** Fronting On: **West** HST Applicable: **Included**

**Rooms Information**

Room	Level	Dimens Imperial	Features	Room	Level	Dimens Imperial	Features
Living Room	M	13' 4" X 11' 4"		Kitchen	M	17' 5" X 11' 3"	
Dining Room	M	16' 4" X 11' 4"		Office	M	13' 3" X 11' 4"	
Bathroom	M		2-Piece	Master Bedroom	2	13' 4" X 11' 5"	
Bedroom	2	13' 4" X 10' 6"		Bedroom	2	13' 5" X 9' 7"	
Bathroom	2		4-Piece	Bedroom	3	32' 0" X 21' 7"	
Other	B	30' 4" X 21' 5"					

**Listing Information**

Commence Date: **03/08/2019** Deposit: **10,000.** Buy Option: **None**  
 Sign: Lockbox: Possess. Dt: **None**  
 References: Application Required: Employment Letter: Possession: **30 - 59 Days**

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

**Client Full One Page Report**

**Date Printed: 03/09/2019**

**Search Criteria**

This search was narrowed to a specific set of Listings.

Property Type is 'Residential'

Selected 1 of 1 result.