

105 ARTHUR Street RES/Freehold/Sale
St. Catharines, ON L2M 1E1

Price: **\$739,000**

NEW



MLS®#: **30724673** Status: **Active**
 Region: **Niagara** DOM:
 Municipality: **4 - St. Catharines**
 Neighbourhood: **437 - Lakeshore**
 Bldg Type/Style: **Semi-Detached/2 Storey**
 Age/Yr Built: **0-5 Years** Basement: **Yes**
 Legal Desc: **Part lots 582&583 PLAN TP 111**
 Sq.Ft/Source: **1,600/Other** Tot Bdrms: **3 (3+0)**
 Sq Ft Range: **1501 to 2000** Bathrooms: **3.1**
 Acres/Range: **< 0.5** Lot Front: **30.00 Feet**
 Taxes/Year: **\$5,760/2018** Lot Depth: **89.00 Feet**
 Irregularities: Lot Shape: **Irregular**
 Heat: **Gas/Forced Air**
 Water: **Municipal/** Sewer: **Sewer (Municipal)**
 Brokerage: **RE/MAX GARDEN CITY REALTY INC, BROKERAGE**
 CrossSt/Dir: **Lakeshore/Arthur**

Property Details

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

Fall in love with this 1600 sqft home located near the shores of Sunset Beach. Completely finished with rich hardwood floors and 10 ft ceilings. The finishes are done top to bottom that will be sure to impress. The open concept main floor/great room is perfect for entertaining, to the back of the home keeping everyone in the conversation. The kitchen is straight out of a magazine with beautiful granite counter tops and stainless-steel appliances. Slide out the kitchen doors and you'll be dreaming of barbecuing in no time. Bright and tons of natural window light. 2 pc powder room and garage access round out the main. 3 beds UP/4 pc bathroom with a master walk in and ensuite that will work... just fine (this is an understatement) Enjoy Lake Ontario views from your windows. Complete with laundry and plenty of storage. Down, the basement is your oyster and left to your imagination with 3 pc. bathroom. Yes please! This place was built for you in mind!

Property Features

Features/Amenities:

Tax and Financial Information

Roll#: **262905002810800** Assessment: **\$275,000/2019** Survey: **None**
 Pin#: Taxes: **\$5,760/2018** Private Entrance:
 Legal Desc: **Part lots 582&583 PLAN TP 111** Fronting On: **West** HST Applicable: **Included**
 Location: **Urban**

Rooms Information

Room	Level	Dimens	Imperial	Features	Room	Level	Dimens	Imperial	Features
Eat in Kitchen	M	26' 0"	X 12' 0"		Family Room	M	15' 0"	X 14' 0"	
Foyer	M	6' 0"	X 5' 0"		Bathroom	M			2-Piece
Master Bedroom	2	19' 0"	X 13' 0"		Ensuite	2			5+ Piece
Bedroom	2	11' 6"	X 10' 0"		Bedroom	2	12' 0"	X 10' 0"	
Bathroom	2			4-Piece	Family Room	LL	25' 5"	X 10' 4"	
Office	LL	12' 8"	X 7' 2"		Bathroom	LL			3-Piece

Listing Information

Commence Date: **04/30/2019** Deposit: **5000.00** Buy Option:
 Sign: Lockbox: Possess. Dt:
 References: Application Required: Employment Letter: SPIS: **No/No**
 Possession: **Immediate**

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

Client Full One Page Report

Date Printed: 04/30/2019

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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.