



**64 ADEL Drive** RES/Freehold/Sale  
**St. Catharines, ON L2M 7E3**

Price: **\$584,900**

NEW



MLS@#: **30734131** Status: **Active**  
 Region: **Niagara** DOM: **3**  
 Municipality: **4 - St. Catharines**  
 Neighbourhood: **443 - Lincoln Mall**  
 Bldg Type/Style: **Detached/Multi-Level**  
 Age/Yr Built: **16-30 Years** Basement: **Yes**  
 Legal Desc: **PLAN M32,BLK K PLAN M26,BLK K**  
 Sq.Ft/Source: **1,965/Other** Tot Bdrms: **4 (3+1)**  
 Sq Ft Range: **1501 to 2000** Bathrooms: **2.1**  
 Acres/Range: **< 0.5** Lot Front: **50.00 Feet**  
 Taxes/Year: **\$4,200/2018** Lot Depth: **100.00 Feet**  
 Irregularities: Lot Shape: **Rectangular**  
 Heat: **Gas/Forced Air**  
 Water: **Municipal/** Sewer: **Sewer (Municipal)**  
 Brokerage: **RE/MAX GARDEN CITY REALTY INC, BROKERAGE**  
 CrossSt/Dir: **Near: GRANTHAM/SCOTT**

**Property Details**

Exterior: <b>Brick</b>	Heat Source: <b>Gas</b>	Air Cond Type: <b>Central Air</b>
Bsmt Size/Fn/Dev: <b>Full/Fully Finished</b>	Heat Type: <b>Forced Air</b>	Fireplaces: <b>Wood</b>
Foundation: <b>Poured Concrete</b>	Sewers: <b>Sewer (Municipal)</b>	Waterfront: <b>None</b>
Roof: <b>Asphalt Shingle/</b>	Water: <b>Municipal</b>	Pool: <b>Above Ground</b>
Water Meter:	Wtr Sup Type: <b>No</b>	Retire Comm: <b>None</b>
Laundry Access:	UFFI: <b>No</b>	VisitAble: <b>None</b>
#/Type of Garage: <b>1.5/Attached</b>	Total Parking Spaces: <b>5</b>	Addl Month Fees: <b>None</b>
#/Driveway/Type: <b>4.0/Private Double Wide/Concrete</b>	Assigned Spaces: <b>1.5</b>	Energy Cert Level: <b>None</b>
Parking: <b>Concrete</b>	Soil Type: <b>None</b>	# of Kitchens: <b>2</b>
Recreational Use: <b>None</b>		Freehold w/Com Elem Fee: <b>No</b>
Remarks: <b>Elevator YN: <b>None</b></b>		

**THE HOME:** The moment you walk in you'll know it feels right. It's spacious, clean lines and beautiful lighting that fills this open concept home. A sunny multi-level is perfect for the growing family with its 1965 sq. ft. of finished space that provides move in condition living. Upstairs offers a spacious living rm with huge bay window. Perfect size dining rm that slides into the new gourmet kitchen with eat-in dining area. Slide out the patio doors to a good size deck that overlooks the above ground pool and backyard which is perfect for entertaining your friends and family. Jump UP stairs and love the 3 solid size rooms with a spacious 4 Pc bathroom that connects to the Master. Back down, love the family room with fireplace. Enjoy a drink from your new tiki bar in your Florida Room with hot tub. New 3 Pc bathroom, laundry and garage access completes the main. Downstairs is perfect for relaxing with no work to be done fully finished with a media/rec room to watch the big game. 4th bedroom, storage, cold room, workshop is the name of the game here. With a 2nd kitchen and 2 Pc bathroom it is perfect for a potential in-law suite. The Lifestyle: Jump out to your own oasis that greets you with your deck, do cannon balls into the above-ground pool. Just the right amount of grass for the kids to run around on. Take care of your vegetable garden that gets all day sunshine. Store all the extras tools in the large shed. cont' in Realtor Remarks-

**Property Features**

Features/Amenities: **Appliances and Furniture negotiable.**  
 Inclusions: **Canadian Matyrs Catholic School** Sec Schools: **Holy Cross Catholic High School**

**Tax and Financial Information**

Roll#: **262905000718805** Assessment: **\$244,750/2019** Survey: **Available 1995**  
 Pin#: **None** Taxes: **\$4,200/2018** Private Entrance: **None**  
 Legal Desc: **PLAN M32,BLK K PLAN M26,BLK K**  
 Location: **Urban** Fronting On: **None** HST Applicable: **Included**

**Rooms Information**

Room	Level	Dimens Imperial	Features	Room	Level	Dimens Imperial	Features
Kitchen	M	10' 0" X 17' 0"		Dining Room	M	14' 0" X 9' 3"	
Living Room	M	17' 1" X 11' 5"		Family Room	M	19' 1" X 11' 7"	
Sunroom	M	18' 5" X 11' 7"		Laundry Room	M	12' 2" X 6' 2"	
Bathroom	M		3-Piece	Master Bedroom	2	14' 5" X 11' 7"	
Bedroom	2	16' 3" X 10' 2"		Bedroom	2	12' 5" X 9' 0"	
Bathroom	2		4-Piece	Recreation Room	B	16' 11" X 17' 9"	
Bedroom	B	16' 5" X 11' 8"		Bathroom	LL		2-Piece
Kitchen	LL	8' 5" X 6' 0"		Workshop	LL	13' 2" X 9' 6"	
Cold Room	LL						

**Listing Information**

Commence Date: **05/24/2019** Deposit: **10000.** Buy Option: **None**  
 Sign: **None** Lockbox: **None** Possess. Dt: **None** SPIS: **No/No**  
 References: **None** Application Required: **None** Employment Letter: **None** Possession: **30 - 59 Days**

Prepared By: **KARL VANDERKUIP, Salesperson** Client Full One Page Report Date Printed: **05/27/2019**  
 RE/MAX GARDEN CITY REALTY INC, BROKERAGE