

**3 GERRARD Street** RES/Freehold/Sale  
**St. Catharines, ON L2R 5S8**

Price: **\$400,000**

NEW



MLS@#: **30717155** Status: **Active**  
 Region: **Niagara** DOM:  
 Municipality: **4 - St. Catharines**  
 Neighbourhood: **447 - St. Catharines Downtown**  
 Bldg Type/Style: **Semi-Detached/2 Storey**  
 Age/Yr Built: **100+ Years** Basement: **Yes**  
 Legal Desc: **CP 2 LOT 593 RP30R1696**  
 Sq.Ft/Source: **1,224/Other** Tot Bdrms: **2 (2+0)**  
 Sq Ft Range: **1001 to 1500** Bathrooms: **2.0**  
 Acres/Range: **< 0.5** Lot Front: **19.30 Feet**  
 Taxes/Year: **\$2,228/2018** Lot Depth: **76.20 Feet**  
 Irregularities: Lot Shape: **Irregular**  
 Heat: **Gas/Forced Air**  
 Water: **Municipal/** Sewer: **Sewer (Municipal)**  
 Brokerage: **RE/MAX GARDEN CITY REALTY INC, BROKERAGE**  
 CrossSt/Dir: **LAKE & WELLAND**

**Property Details**

Exterior: **Brick Front** Heat Source: **Gas** Air Cond Type: **Wall Unit**  
 Bsmt Size/Fn/Dev: **Full/Partially Finished** Heat Type: **Forced Air** Fireplaces: **10ther**  
 Foundation: **Stone** Sewers: **Sewer (Municipal)** Waterfront:  
 Roof: **Asphalt Shingle/** Water: **Municipal** Pool: **None**  
 Water Meter: Wtr Sup Type: UFFI:  
 Laundry Access: #/Type of Garage: **/None** Total Parking Spaces: **1** VisitAble:  
 #/Driveway/Type: **1.0/Front Yard/Asphalt** Assigned Spaces: Add Month Fees:  
 Parking: **Asphalt** # of Kitchens: **1** Energy Cert Level:  
 Recreational Use: Elevator YN: Soil Type: Freehold w/Com Elem Fee: **No**  
 Remarks

**Hip. Trendy. Downtown. THE HOME: We love this home! The bold headers, rich trim and great ceiling height in this character home. All the timelessness of its original design with a hip modern flair that makes this such a desirable home to live in. An over-sized dining room /living room combo allows for great dinner parties and entertaining. A bright lit eat-in kitchen with backyard access will be appreciated for prep and busting on to the barbecue patio. Head UP to 2 solid size rooms. Keep the 3rd room as a notable walk in closet space/dressing room or convert back to 3rd bedroom with a perfect size balcony overlooking the backyard. 4 pc bathroom round out this floor. The basement has great ceiling height! Great for storage, side projects with laundry and 3 Pc bathroom. THE LOCATION: This is the pulse of the city! What is not to love? Walk to everything awesome. Events, concerts, hipster shopping and cool eats in the downtown core. THE LIFESTYLE: Put the groceries from the farmer's market on your handle bars or grow your own veggies in this urban oasis. Perfect size backyard for intimate conversation and BBQs. This is city living.**

**Property Features**

Features/Amenities:  
 Area Features: **Level**

**Tax and Financial Information**

Roll#: **262904001003900** Assessment: **\$167,000/2019** Survey: **None**  
 Pin#: Taxes: **\$2,228/2018** Private Entrance:  
 Legal Desc: **CP 2 LOT 593 RP30R1696**  
 Location: **Urban** Fronting On: **West** HST Applicable: **Included**

**Rooms Information**

Room	Level	Dimens	Imperial	Features	Room	Level	Dimens	Imperial	Features
Foyer	M	4'	10" X 4'	2"	Living Room	M	10'	9" X 12'	7"
Dining Room	M	11'	10" X 12'	6"	Kitchen	M	11'	11" X 12'	0"
Master Bedroom	2	15'	2" X 11'	2"	Bedroom	2	9'	1" X 11'	6"
Other	2	12'	0" X 7'	4"	Bathroom	2			4-Piece
Bathroom	B			3-Piece	Other	B	14'	4" X 18'	2"
Laundry Room	B	11'	1" X 14'	6"					

**Listing Information**

Commence Date: **05/08/2019** Deposit: **5000.00** 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: **05/08/2019**

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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.