10 WOODELM Drive **RES/Freehold/Sale** Price: **$539,000**

St. Catharines, ON L2M 4N3

NEW

MLS®#:	**30731000**	Status:	**Active**
Region:	**Niagara**	DOM:	
Municipality:	**4 - St. Catharines**		
Neighbourhood:	**443 - Lincoln Mall**		
Bldg Type/Style:	**Detached/Bungalow**		
Age/Yr Built:	**16-30 Years**	Basement:	**Yes**
Legal Desc:	**PLAN 254, LOT 4, PTL 5**		
Sq.Ft/Source:	**1,400/Other**	Tot Bdrms:	**4** (**3**+**1**)
Sq Ft Range:	**1001 to 1500**	Bathrooms:	**0.0**
Acres/Range:	**< 0.5**	Lot Front:	**60.00 Feet**
Taxes/Year:	**$3,976/2018**	Lot Depth:	**130.27 Feet**
Irregularities:		Lot Shape:	**Irregular**
Heat:	**Oil/Forced Air**		
Water:	**Municipal/**	Sewer:	**Sewer (Municipal)**
Brokerage:	**RE/MAX GARDEN CITY REALTY INC, BROKERAGE**		
CrossSt/Dir:	**Near: CARLTON ST**		

Property Details

Exterior:	**Vinyl Siding**	Heat Source:	**Oil**	Air Cond Type:	**Central Air**
Bsmt Size/Fn/Dev:	**Full/Partially Finished**	Heat Type:	**Forced Air**	Fireplaces:	
Foundation:	**Concrete Block**	Sewers:	**Sewer (Municipal)**	Waterfront:	
Roof:	**Asphalt Shingle/**	Water:	**Municipal**	Pool:	**None**
Water Meter:		Wtr Sup Type:		Retire Comm:	
Laundry Access:		UFFI:	**No**	VisitAble:	
#/Type of Garage:	**0.0/None**	Total Parking Spaces:	**2**	Addl Month Fees:	
#/Driveway/Type:	**2.0/Private Double Wide/Concrete**	Assigned Spaces:		Energy Cert Level:	
Parking:	**Concrete**			# of Kitchens:	**1**
Recreational Use:		Elevator YN:		Soil Type:	
Freehold w/Com Elem Fee:	**No**				

Remarks

THE HOME: This sprawling bungalow is completely move in condition and provides such a great lifestyle. For a young families, it's perfect with all the schools, parks and amazing backyard. For the retiree, it's social, low maintenance and you can turn the key and go. The addition in the back really showcases the kitchen beautifully. The center island is great to keep everyone in the conversation. A quick slide out the patio door for the over-sized covered patio. Hello Barbeque season! The living rm is ideal for downtime and 3 beds UP with sizable master with en-suite complete the main. Head down and grab yourself a cold one. The rec-rm is all about watching the Ball game or a great movie. 4th bedroom for guest or kids and another social area for everyone to go to. THE LIFESTYLE: The backyard is an oasis. Cannon balls into the 3-year-old pool and with the right amount of grass for the kids to run around on. Watch their imagination run for hours in the huge playhouse. Store all the extras tools in the large shed. LOCATION & LOT: Grab your bikes and head out the back gate. The old train track lines are a converted trail to anywhere in the north-end. The beach, canal, butcher shop or the library, you name it! With the Ryderville neighborhood association bringing civic pride, it's no wonder many believe this to be the best neighborhood in the city.

Property Features

Features/Amenities:

Area Features: **Other**

Tax and Financial Information

Roll#:	**262905000720200**	Assessment:	**$286,250/2019**	Survey:	**None**
Pin#:		Taxes:	**$3,976/2018**	Private Entrance:	
Legal Desc:	**PLAN 254, LOT 4, PTL 5**				
Location:	**Urban**	Fronting On:	**East**	HST Applicable:	**Included**

Rooms Information

Room	Level	Dimens Imperial	Features	Room	Level	Dimens Imperial	Features
Living Room	**M**	**17' 9" X 11' 5"**		**Eat in Kitchen**	**M**	**18' 10" X 19' 9"**	
Master Bedroom	**M**	**17' 4" X 14' 10"**		**Bedroom**	**M**	**11' 3" X 7' 9"**	
Bedroom	**M**	**11' 6" X 10' 5"**		**Recreation Room**	**B**	**16' 4" X 14' 2"**	
Bedroom	**B**	**18' 3" X 8' 6"**		**Other**	**B**	**22' 0" X 11' 2"**	
Storage Room	**B**	**25' 9" X 8' 1"**					

Listing Information

Commence Date:	**05/17/2019**	Deposit:	**5000.00**	Buy Option:			
Sign:		Lockbox:		Possess. Dt:		SPIS:	**No/No**
References:		Application Required:		Employment Letter:		Possession:	**30 - 59 Days**

Prepared By: KARL VANDERKUIP, Salesperson **Client Full One Page Report** **Date Printed: 05/17/2019**
RE/MAX GARDEN CITY REALTY INC, BROKERAGE

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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.