



**13 ORLANDO Drive** RES/Freehold/Sale  
**St. Catharines, ON L2N 6V5**

Price: **\$508,000**

NEW



MLS@#: **30742648** Status: **Active**  
 Region: **Niagara** DOM: **3**  
 Municipality: **4 - St. Catharines**  
 Neighbourhood: **441 - Niagara/Linwell**  
 Bldg Type/Style: **Detached/Bungalow Raised**  
 Age/Yr Built: **51-99 Years** Basement: **Yes**  
 Legal Desc: **PCL 37-1 SEC M53; LT 37 PL M53 ; ST. CATHARINES**  
 Sq.Ft/Source: **1,100/Other** Tot Bdrms: **4 (3+1)**  
 Sq Ft Range: **1001 to 1500** Bathrooms: **2.0**  
 Acres/Range: **< 0.5** Lot Front: **50.00 Ft**  
 Taxes/Year: **\$3,596/2019** Lot Depth: **110.00 Ft**  
 Irregularities: Lot Shape: **Irregular**  
 Heat: **Gas/Forced Air**  
 Water: **Municipal/** Sewer: **Sewer (Municipal)**  
 Brokerage: **RE/MAX GARDEN CITY REALTY INC, BROKERAGE**  
 CrossSt/Dir: **LINWELL / GENEVA**

**Property Details**

Exterior: **Aluminum 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: UFFI:  
 #/Driveway/Type: **2.0/Private Double Wide/Asphalt** Total Parking Spaces:**3** Addl Month Fees:  
 Parking: **Asphalt** Assigned Spaces:  
 Recreational Use: Elevator YN: Soil Type: # of Kitchens: **0** Energy Cert Level:  
 Remarks: Freehold w/Com Elem Fee: **No**

**THE HOME** This 1100 sq ft home has been lovingly renovated and will wow you with its spacious layout and fine finishes. Take a stroll up the flagstone front steps and into the top floor to discover open-plan entertaining space at its finest. Dark timber floors, fresh white paint and modern trims give it a timeless yet hip feel. The living room with its large windows is bright and comfortable and flows effortlessly into the dining and kitchen spaces. Keep everyone in the conversation while you whip up a feast in your brand new kitchen with stainless steel appliances. Guest can pull up a stool at the timber benchtop island and admire your fully finished abode. The handy hallway laundry cabinet is right where you need it! No more carrying baskets of washing up and down from the basement. Further along are three bedroom. Downstairs boasts another freshly painted bedroom and a 3-piece bathroom making it perfect for guests. There is also a second living area down here with a sweet fireplace. Put your feet up and watch the big game, there is nothing left to do in this beautiful home! From here, walk into your garage and jump in the car for a quick escape (no need to go outside!) or head straight to the backyard. Out the back there is plenty of room for the kids to run, a mature shade tree, handy shed for the avid gardener and a paved patio area just calling for you to set up the BBQ and kickback with a bottle of VQA's finest. (cont.d)

**Property Features**

Features/Amenities:  
 Exclusions: **Hot water Tank Rental**

**Tax and Financial Information**

Roll#: **262906002400800** Assessment: **\$253,000/2019** Survey: **None**  
 Pin#: **462310046** Taxes: **\$3,596/2019** Private Entrance:  
 Legal Desc: **PCL 37-1 SEC M53; LT 37 PL M53 ; ST. CATHARINES**  
 Location: **Rural** Fronting On: HST Applicable: **Included**

**Rooms Information**

Room	Level	Dimens Imperial	Features	Room	Level	Dimens Imperial	Features
Living Room	M	13' 7" X 13' 4"		Bedroom	M	9' 0" X 10' 9"	
Bedroom	M	8' 0" X 9' 4"		Bedroom	M	14' 1" X 9' 8"	
Bathroom	M		4-Piece	Family Room	B	13' 0" X 10' 5"	
Bedroom	B	10' 8" X 7' 2"		Bathroom	B		3-Piece

**Listing Information**

Commence Date: **06/07/2019** 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: **06/10/2019**