



421 LAKESHORE Road RES/Freehold/Sale
St. Catharines, ON L2R 7K6

Price: **\$499,000**

NEW



MLS@#: **30741165** Status: **Active**
 Region: **Niagara** DOM: **1**
 Municipality: **4 - St. Catharines**
 Neighbourhood: **436 - Port Weller W.**
 Bldg Type/Style: **Detached/2 Storey**
 Age/Yr Built: **51-99 Years** Basement: **Yes**
 Legal Desc: **cp5 pt lot 31**
 Sq.Ft/Source: **3,700/Other** Tot Bdrms: **3 (3+0)**
 Sq Ft Range: **3001 to 4000** Bathrooms: **2.0**
 Acres/Range: **< 0.5** Lot Front: **100.00 Feet**
 Taxes/Year: **\$4,000/2019** Lot Depth: **157.00 Feet**
 Irregularities: Lot Shape: **Irregular**
 Heat: **Gas/Forced Air, Radiant**
 Water: **Municipal/** Sewer: **Sewer (Municipal)**
 Brokerage: **RE/MAX GARDEN CITY REALTY INC, BROKERAGE**
 CrossSt/Dir: **Read Rd**

Property Details

Exterior: **Aluminum Siding** Heat Source: **Gas** Air Cond Type: **None**
 Bsmt Size/Fn/Dev: **Full/Unfinished** Heat Type: **Forced Air, Radiant** Fireplaces:
 Foundation: **Concrete Block** Sewers: **Sewer (Municipal)** Waterfront:
 Roof: **Asphalt Shingle/** Water: **Municipal** Pool: **None**
 Water Meter:
 Laundry Access:
 #/Type of Garage: **10.0/Detached** UFFI: **No** Retire Comm:
 #/Driveway/Type: **10.0/Surface/Open/Asphalt** Total Parking Spaces: **20** VisitAble:
 Parking: **Asphalt** Assigned Spaces: **0** Addl Month Fees:
 Recreational Use: Elevator YN: Soil Type: Freehold w/Com Elem Fee: **No**
 Remarks: # of Kitchens: **0**
 Energy Cert Level:

Dream BIG. This 2000sq.ft. shop and 1700sq.ft. home are perfect for your shop and office. Great location in an expanding residential community while on the border of St. Kitts & NOTL. Wonderful exposure for a retail/warehouse store. This unique E2 zoning allows for different businesses to operate here or use it just for yourself. Contractors & landscapers yard, trades, motor vehicle repair garage, list goes on. A updated kitchen with a large front room, allows you to have a separate space to work and one to relax. 3 room UP with a 3pc washroom tops of the second floor. With plenty customer parking spaces, this is a great business opportunity!

Property Features

Features/Amenities:
 Inclusions: **FRIDGE, STOVE, HOT WATER TANK**

Tax and Financial Information

Roll#: **262905004574100000** Assessment: **\$282,000/2017** Survey: **None**
 Pin#: Taxes: **\$4,000/2019** Private Entrance:
 Legal Desc: **cp5 pt lot 31** Fronting On: **North** HST Applicable: **Included**
 Location: **Rural**

Rooms Information

Room	Level	Dimens Imperial	Features	Room	Level	Dimens Imperial	Features
Living Room	M	23' 0" X 17' 0"		Dining Room	M	13' 0" X 12' 0"	
Bathroom	M		4-Piece	Master Bedroom	2	14' 0" X 14' 0"	
Bedroom	2	12' 0" X 8' 0"		Bedroom	2	14' 0" X 8' 0"	
Bathroom	2		3-Piece	Laundry Room	LL		

Listing Information

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