



28 GALE Crescent RES/Freehold/Sale
St. Catharines, ON L2R 3K9

Price: **\$299,900**

NEW



MLS@#: **30742751** Status: **Active**
 Region: **Niagara** DOM:
 Municipality: **4 - St. Catharines**
 Neighbourhood: **446 - E. Chester**
 Bldg Type/Style: **Detached/Bungalow**
 Age/Yr Built: **51-99 Years/1954** Basement: **Yes**
 Legal Desc: **PT LT 3552 CP PL 2 GRANTHAM AS IN R0776716; S/T & T/W R0679146; ST. CATHARINES**
 Sq.Ft/Source: **651/Other** Tot Bdrms: **6 (3+3)**
 Sq Ft Range: **501 to 1000** Bathrooms: **2.0**
 Acres/Range: **< 0.5** Lot Front: **34.55 Ft**
 Taxes/Year: **\$2,050/2019** Lot Depth: **126.20 Ft**
 Irregularities: Lot Shape: **Irregular**
 Heat: **Gas/Forced Air**
 Water: **Municipal/** Sewer: **Sewer (Municipal)**
 Brokerage: **RE/MAX GARDEN CITY REALTY INC, BROKERAGE**
 CrossSt/Dir: **Geneva & St. Paul**

Property Details

Exterior: **Stucco (Plaster)** Heat Source: **Gas** Air Cond Type: **None**
 Bsmt Size/Fn/Dev: **Partial Basement/Partially Finished** Heat Type: **Forced Air** Fireplaces:
 Foundation: **Poured Concrete** Sewers: **Sewer (Municipal)** Waterfront:
 Roof: **Asphalt Shingle/** Water: **Municipal** Pool: **None**
 Water Meter: Wtr Sup Type: UFFI: Retire Comm:
 Laundry Access: Total Parking Spaces: **3** VisitAble:
 #/Type of Garage: **0.0/None** Assigned Spaces: Addl Month Fees:
 #/Driveway/Type: **3.0/Private Single Wide/Gravel** # of Kitchens: **1** Energy Cert Level:
 Parking: **Gravel** Soil Type: Freehold w/Com Elem Fee: **No**
 Recreational Use: Elevator YN: Remarks

This solid 2-storey home is a great investment. Rent it out as two separate spaces or live on the main and rent out the basement. The home boasts 3-bedrooms UP and 3 down, with an additional 2-pc bathroom, separate shower and kitchenette in the basement. This property checks off a lot of boxes and could be that unique property you were looking for. Take a look and dream about the possibilities! LOCATION: This location is all about lifestyle. It's just across the street for the picturesque Centennial Gardens Parklands and the Merritt Trail. Hike, bike or throw discs on the 18 hole disc golf course in the park or skip over to the downtown with Brock U, Ice Dogs games or a quick peddle over to the Farmers Market for your fresh veggies. Wanna hit the hwy? you're seconds to the 406 and bus routes to everywhere.

Property Features

Features/Amenities:

Tax and Financial Information

Roll#: **262903000105400** Assessment: **\$144,250/2019** Survey: **None**
 Pin#: **462640135** Taxes: **\$2,050/2019** Private Entrance:
 Legal Desc: **PT LT 3552 CP PL 2 GRANTHAM AS IN R0776716; S/T & T/W R0679146; ST. CATHARINES**
 Location: **Urban** Fronting On: HST Applicable: **Included**

Rooms Information

Room	Level	Dimens Imperial	Features	Room	Level	Dimens Imperial	Features
Living	M	10' 5" X 20' 8"		Kitchen	M	14' 5" X 8' 0"	
Room/Dining Room							
Master Bedroom	M	14' 4" X 8' 6"		Bedroom	M	11' 4" X 10' 6"	
Bedroom	M	10' 9" X 8' 6"		Bathroom	M		4-Piece
Laundry Room	B	13' 6" X 20' "		Bedroom	B	12' 11" X 9' 2"	
Bedroom	B	10' 0" X 9' 10"		Bedroom	B	13' 1" X 10' 0"	
Bathroom	B		3-Piece				

Listing Information

Commence Date: **06/11/2019** Deposit: **5000.00** Buy Option:
 Sign: Lockbox: Possess. Dt:
 References: Application Required: Employment Letter: SPIS: **No/No**
 Possession: **90+ Days**

Prepared By: **KARL VANDERKUIP, Salesperson**
RE/MAX GARDEN CITY REALTY INC, BROKERAGE

Client Full One Page Report

Date Printed: **06/11/2019**