38 MANOR Road **RES/Freehold/Sale** Price: **$480,000**
St. Catharines, ON L2N 3B5

NEW

MLS®#:	**30748775**	Status:	**Active**
Region:	**Niagara**	DOM:	
Municipality:	**4 - St. Catharines**		
Neighbourhood:	**442 - Lakeport**		
Bldg Type/Style:	**Detached/Sidesplit**		
Age/Yr Built:	**51-99 Years**	Basement:	**Yes**
Legal Desc:	**LT 44 PL 627 ; S/T RO200148 ST. CATHARINES**		
Sq.Ft/Source:	**1,150/Other**	Tot Bdrms:	**3** (**3**+**0**)
Sq Ft Range:	**1001 to 1500**	Bathrooms:	**1.1**
Acres/Range:	**< 0.5**	Lot Front:	**60.00 Ft**
Taxes/Year:	**$3,766/2019**	Lot Depth:	**113.65 Ft**
Irregularities:		Lot Shape:	**Irregular**
Heat:	**Gas/Forced Air**		
Water:	**Municipal/**	Sewer:	**Sewer (Municipal)**
Brokerage:	**RE/MAX GARDEN CITY REALTY INC, BROKERAGE**		
CrossSt/Dir:	**Vine and Linwell**		

Property Details

Exterior:	**Brick**	Heat Source:	**Gas**	Air Cond Type:	**Central Air**
Bsmt Size/Fn/Dev:	**Full/Partially Finished/Walk-Up**	Heat Type:	**Forced Air**	Fireplaces:	
Foundation:	**Poured Concrete**	Sewers:	**Sewer (Municipal)**	Waterfront:	
Roof:	**Asphalt Shingle/2019**	Water:	**Municipal**	Pool:	**Inground**
Water Meter:		Wtr Sup Type:		Retire Comm:	
Laundry Access:		UFFI:		VisitAble:	
#/Type of Garage:	**0.0/None**	Total Parking Spaces:	**3**	Addl Month Fees:	
#/Driveway/Type:	**3.0/Private Single 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 Discover the lifestyle you crave with this meticulously cared for home in St. Catharines' coveted North End. Whether you're a young family in need to the best schools, nearby parks, and a fun filled backyard or a retiree looking for a low maintenance spot to turn the key and go, this is home ticks all the boxes. Spacious open-plan living and dining areas are perfect for entertaining or just kicking back in front of the fireplace. Large glass windows frame the lovingly landscaped gardens and fill the interior with light. Enjoy indoor/ outdoor living with glass sliding doors connecting the dining area and back patio. UPstairs you will find 3 bedrooms, including a sizeable master and a 4pc bathroom. Head to the basement to discover a spacious rec room, perfect for watching the game on the big screen or giving the kids extra room to play. An additional 2-pc bathroom, lower level workshop, and walk out to backyard make this basement versatile and full of possibilities. Finally, head out the back, put your feet UP and watch the kids play in the in-ground pool surrounded by lush gardens. THE LOCATION This is the North End – close to picturesque parks, awesome schools, and convenient shopping. Only minutes to jump on the QEW to wherever you need to be, head to the lake at Port Dalhousie or hip downtown St. Catharines. Everything is at your fingertips right here!

Property Features

Features/Amenities:

Tax and Financial Information

Roll#:	**262906001215100**	Assessment:	**$265,000/2019**	Survey:	**None**
Pin#:	**462470127**	Taxes:	**$3,766/2019**	Private Entrance:	
Legal Desc:	**LT 44 PL 627 ; S/T RO200148 ST. CATHARINES**				
Location:	**Rural**	Fronting On:		HST Applicable:	**Included**

Rooms Information

Room	Level	Dimens Imperial	Features	Room	Level	Dimens Imperial	Features
Living Room	**M**	**11' 11" X 14' 3"**		**Dining Room**	**M**	**9' 5" X 9' 6"**	
Kitchen	**M**	**9' 6" X 11' 0"**		**Master Bedroom**	**2**	**10' 1" X 12' 4"**	
Bedroom	**2**	**8' 7" X 9' 1"**		**Bedroom**	**2**	**12' 0" X 9' 1"**	
Bathroom	**2**		**4-Piece**	**Bathroom**	**B**		**2-Piece**
Recreation Room	**B**	**28' 5" X 13' 1"**					

Listing Information

Commence Date:	**07/19/2019**	Deposit:	**10,000.**	Buy Option:	
Sign:		Lockbox:		Possess. Dt:	SPIS: **No/No**
References:		Application Required:		Employment Letter:	Possession: **90+ Days**

Copyright ORTIS 2019*. All rights reserved. Information is from sources deemed reliable, but not guaranteed. Unauthorized distribution, reproduction, or sale of this data is prohibited.*