4 MAPLEWOOD Drive **RES/Freehold/Sale** Price: **$769,900**
St. Catharines, ON L2M 3P1

NEW

MLS®#:	**30777622**	Status:	**Active**
Region:	**Niagara**	DOM:	
Municipality:	**4 - St. Catharines**		
Neighbourhood:	**441 - Niagara/Linwell**		
Bldg Type/Style:	**Detached/2 Storey**		
Age/Yr Built:	**31-50 Years**	Basement:	**Yes**
Legal Desc:	**PT LT 13 CON 3 GRANTHAM PT 1 30R754; ST. CATHARINES**		
Sq.Ft/Source:	**2,583/Other**	Tot Bdrms:	**3** (**3**+**0**)
Sq Ft Range:	**2001 to 3000**	Bathrooms:	**2.1**
Acres/Range:	**< 0.5**	Lot Front:	**85.00 Ft**
Taxes/Year:	**$6,050/2019**	Lot Depth:	**157.08 Ft**
Irregularities:		Lot Shape:	**Irregular**
Heat:	**Gas/Forced Air**		
Water:	**Municipal/**	Sewer:	**Sewer (Municipal)**
Brokerage:	**RE/MAX GARDEN CITY UPHOUSE REALTY**		
CrossSt/Dir:	**Niagara and Linwell**		

Property Details

Exterior:	**Brick, Stone**	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:	**Inground**
Water Meter:		Wtr Sup Type:		Retire Comm:	
Laundry Access:		UFFI:		VisitAble:	
#/Type of Garage:	**2.5/Attached**		Total Parking Spaces: **6**	Addl Month Fees:	
#/Driveway/Type:	**4.0/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

Welcome to 4 Maplewood Drive. Located in one of Karl's favourite neighbourhoods in St. Catharines' sought-after North End, this stunning home is over 2,500sq.ft. Upon entry, you'll discover cathedral ceilings & teak hardwood floors. To your right, the formal living room features a wood burning fireplace with sophisticated marble exterior. From here you can enjoy picturesque views of the pines in your own backyard through the large windows. To the left of the entry, you'll find formal dining area, 2nd living space, 2-pc bath, laundry, entry to the 2-car garage & the home-cooks dream kitchen complete with oak cupboards, loads of counter space, a large island & bar area for guests to enjoy a cocktail before dinner. Slide open the glass doors to the rear and BBQ on the deck & enjoy summers in your pool. Downstairs the basement features a finished rec rm to watch the big game, a work room & heaps of storage. Head back UP to find 3 large bdrms, 2 with wall-to-wall built-in closets, and a master with walk-in & ensuite. A 4-pc bathroom rounds out the top level. furnace'02, water tank '12. Fiberglass shingles '13. A/C '15. LOCATION A Super family friendly area with all the local conveniences. Minutes to fantastic North St. Catharines' schools, as well as the convenience of supermarkets, banks & malls. In 10 mins, you can be in the culinary & cultural centre of downtown St. Catharines or at some of Niagara's finest wineries. Jump on the QEW in minutes & be anywhere you need to be fast.

Property Features

Features/Amenities:

Tax and Financial Information

Roll#:	**262905001508102**	Assessment:	**$425,750/2019**	Survey:	**None**
Pin#:	**462900015**	Taxes:	**$6,050/2019**	Private Entrance:	
Legal Desc:	**PT LT 13 CON 3 GRANTHAM PT 1 30R754; ST. CATHARINES**				
Location:	**Urban**	Fronting On:		HST Applicable:	**Included**

Rooms Information

Room	Level	Dimens Imperial	Features	Room	Level	Dimens Imperial	Features
Bathroom	**M**		**2-Piece**	**Dining Room**	**M**	**16' 3" X 11' 0"**	
Family Room	**M**	**13' 5" X 18' 6"**		**Kitchen**	**M**	**12' 11" X 13' 8"**	
Laundry Room	**M**	**11' 0" X 8' 8"**		**Living Room**	**M**	**14' 0" X 24' 3"**	
Bathroom	**2**		**4-Piece**	**Ensuite**	**2**		**3-Piece**
Master Bedroom	**2**	**15' 2" X 14' 5"**		**Bedroom**	**2**	**14' 0" X 13' 3"**	
Bedroom	**2**	**11' 2" X 11' 4"**		**Recreation Room**	**B**	**25' 0" X 15' 7"**	
Workshop	**B**	**18' 5" X 12' 9"**					

Listing Information

Commence Date:	**11/18/2019**	Deposit:	**20000.**	Buy Option:			
Sign:		Lockbox:		Possess. Dt:		SPIS:	**No/No**
References:		Application Required:		Employment Letter:		Possession:	**90+ Days**

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