



**39 FAIRINGTON
Crescent**

RES/Freehold/Sale

Price:

\$649

St. Catharines, ON L2N 6G5

NEW



MLS@#: **30808686** Status: **Active**
 Region: **Niagara** DOM:
 Municipality: **4 - St. Catharines**
 Neighbourhood: **437 - Lakeshore**
 Bldg Type/Style: **Detached/2 Storey**
 Age/Yr Built: **31-50 Years** Basement: **Yes**
 Legal Desc: **LT 156 PL 678, S/T R0345645 ; ST. CATHARINES**
 Sq.Ft/Source: **2,000/Other** Tot Bdrms: **5 (4+1)**
 Sq Ft Range: **1501 to 2000** Bathrooms: **2.1**
 Acres/Range: **< 0.5** Lot Front: **63.51 Ft**
 Taxes/Year: **\$4,711/2020** Lot Depth: **121.67 Ft**
 Irregularities: Lot Shape: **Irregular**
 Heat: **Gas/Forced Air** Sewer: **Sewer (Municipal)**
 Water: **Municipal/**
 Brokerage: **RE/MAX GARDEN CITY UPHOUSE REALTY**
 CrossSt/Dir: **Lake Street to Kimbermount to Hazlewood**

Property Details

Exterior:	Brick, Vinyl 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:		Wtr Sup Type:		Retire Comm:	
Laundry Access:		UFFI:		VisitAble:	
#/Type of Garage:	2.0/Attached	Total Parking Spaces:	6	Addl Month Fees:	
#/Driveway/Type:	4.0/Private Double Wide/Asphalt	Assigned Spaces:		Energy Cert Level:	
Parking:	Asphalt	Soil Type:		# of Kitchens:	1
Recreational Use:		Elevator YN:		Freehold w/Com Elem Fee:	No
Remarks					

This Beautiful 2 story home is ready for the next growing family to love and cherish as much as the current sellers have. This 2000 sq.ft. home is bright, updated and shows with pride. Upon entering you'll appreciate the large foyer and central staircase. Slide over to the living room and appreciate this as a room for company or away from the kids. A formal dining room to the back with easy access from the kitchen overlooks the beautiful backyard. The kitchen is front and centre to overseeing the yard and is nicely planned out to make the magic happen for the family. Just step out of the door to barbeque and voila, Dinner is served. Main floor laundry, a powder room and a very comfortable main floor family room perfect for popcorn night with Netflix. You'll love the comfort of the gas fireplace. UP. Is what is really going to sell you this. Where are you going to find 4 solid size bedrooms UP, with a Master bedroom with its own ensuite. Yes Please! This is a perfect rec-room for the kids to let loose with their friends and keep their toys! One can dream... The location and lifestyle are second to none. Hop on your bike and your hitting the Waterfront and endless north-end trails. School work you can't beat the EOA score's (Frasier Institute) coming out of Pine Grove Elementary. A private mature setting in the backyard is what we all crave and with a double car garage with home access, this adds UP to a winner.

Property Features

Features/Amenities:

Tax and Financial Information

Roll#:	262906003872601	Assessment:	\$329,000/2020	Survey:	None
Pin#:	461960142	Taxes:	\$4,711/2020	Private Entrance:	
Legal Desc:	LT 156 PL 678, S/T R0345645 ; ST. CATHARINES	Fronting On:		HST Applicable:	Included
Location:	Urban				

Rooms Information

Room	Level	Dimens Imperial	Features	Room	Level	Dimens Imperial	Features
Living Room	M	18' 2" X 12' 0"		Dining Room	M	11' 6" X 10' 10"	
Kitchen	M	10' 8" X 12' 8"		Family Room	M	10' 9" X 16' 7"	
Bathroom	M		2-Piece	Master Bedroom	2	12' 8" X 18' 5"	Ensuite Pri
Bedroom	2	10' 6" X 10' 7"		Bedroom	2	10' 9" X 10' 9"	
Bedroom	2	10' 0" X 11' 7"		Bathroom	2		4-Piece
Bathroom	2		4-Piece	Bedroom	B	10' 6" X 14' 6"	
Recreation Room	B	24' 4" X 12' 10"		Games Room	B	13' 9" X 17' 7"	

Listing Information

Commence Date: **05/29/2020** Deposit: **10000** Buy Option:
Sign: Lockbox: Possess. Dt: SPIS: **No/No**
References: Application Required: Employment Letter: Possession: **60 - 89 Day**

**Prepared By: KARL VANDERKUIP, Broker of
Record
RE/MAX GARDEN CITY UPHOUSE REALTY**

Client Full One Page Report

Date Printed: 05/29,