

40 GALE Crescent, St. Catharines, Ontario L2R 3L1

Listing

Client Full
Active / Residential

[40 GALE Cr St. Catharines](#)

MLS®#: 40129702
 Price: \$430,000



Niagara/St. Catharines/446 - E. Chester

2 Storey/House

	Beds	Baths	Kitch
Basement	2	1	
Main	2	1	1
Second	2	1	

Beds: **6 (4 + 2)**
 Baths: **3 (2 + 1)**
 SF Total: **1,004/Other**
 SF Range: **1001 to 1500**
 Abv Grade Fin SF: **1,004.00/Other**
 Common Interest: **Freehold/None**
 Tax Amt/Yr: **\$2,133/2020**

Remarks/Directions

Public Rmks: **THE INVESTMENT: Grossing over \$35,000 yearly this unique rental property has great tenants that would love to stay. With 6 bedrooms in total, not to mention the guest house, There are lots of possibilities here! This could be that unique property you are looking for. Walk in to the main house to the bright and sunny front living room, large kitchen at the back, 2 bedrooms and a 2pc bath rounding out the main level. Step to the second floor where you will find 2 more bedrooms and a 4pc bathroom. Slide out of the main bedroom to find a quaint little upper patio and great view that over looks the garden in full production. Lastly, the basement offers the last 2 bedrooms, laundry room and 3 pc bathroom. Did we mention the guest house ?!, a great rental opportunity here, live in the main house and rent out the open plan guest house , complete with a loft bed and a 3pc bath. THE LOCATION: Backing on the 27 acres of historic Centennial Gardens, and central to everything. Downtown is so much fun right now. Brock is a direct bus away and the Hwy is right there to get off and on. There are lots of possibilities here! This could be that unique property you are looking for.**

Directions: **Geneva to Gale Crescent**

Common Elements

Auxiliary Buildings

Building Type	Beds	Baths	# Kitchens	Winterized
Guest House	1	1	1	

Exterior

Construct. Material: **Metal/Steel Siding, Vinyl Siding**
 Shingles Replaced:
 Year/Desc/Source: **//Other**
 Garage & Parking: **, Private Drive Single Wide,**
 Parking Spaces:
 Parking Level/Unit:
 Water Source: **Municipal**
 Lot Size Area/Units: **/**
 Lot Front (Ft): **34.00**
 Location: **Urban**
 Area Influences: **Downtown, Park**

Foundation: **Poured Concrete**
 Driveway Spaces: **1.0**
 Parking Assigned:
 Water Tmnt:
 Acres Range: **< 0.5**
 Lot Depth (Ft): **119.00**
 Lot Irregularities:

Roof: **Asphalt Shingle**
 Prop Attached: **Detached**
 Apx Age: **51-99 Years**

Garage Spaces:
 Sewer: **Sewer (Municipal)**

Acres Rent:
 Lot Shape:
 Land Lse Fee:

Interior

Interior Feat: **None**
 Basement: **Full Basement**
 Cooling: **Central Air**
 Heating: **Forced Air, Gas**
 Under Contract: **Hot Water Heater**
 Inclusions: **Negotiable**

Basement Fin: **Fully Finished**

Contract Cost/Mo:

Property Information

Common Elem Fee: **No**
 Legal Desc: **PT LT 3559 CP PL 2 GRANTHAM AS IN R0664383; ST. CATHARINES**
 Zoning: **R3**
 Assess Val/Year: **\$149,000/2021**
 PIN: **462640149**
 ROLL: **262903000205700**
 Possession/Date: **1 - 29 Days/**

Local Improvements Fee:
 Survey: **None/**
 Hold Over Days:
 Occupant Type: **Tenant**
 Deposit: **20000**

Brokerage Information

List Date: **07/06/2021**
 List Brokerage: **RE/MAX GARDEN CITY UPHOUSE REALTY** 
 Source Board: **Niagara**

Prepared By: KARL VANDERKUIP, Broker of Record

Date Prepared: 07/06/2021

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