

11 KNIGHTWOOD Drive, St. Catharines, Ontario L2M 2N9

Listing

Client Full
Active / Residential

[11 KNIGHTWOOD Dr St. Catharines](#)

MLS®#: 40141898
Price: \$499,000



Niagara/St. Catharines/441 - Niagara/Linwell

2 Storey/House

	Beds	Baths	Kitch
Main			1
Second	3	1	

Beds: **3 (3 + 0)**
 Baths: **1 (1 + 0)**
 SF Total: **2,274/Other**
 SF Range: **501 to 1000**
 Abv Grade Fin SF: **923.00/Other**
 Blw Grade SF: **1,351.00**
 Common Interest: **Freehold/None**
 Tax Amt/Yr: **\$2,523/2021**

Remarks/Directions

Public Rmks: **Drop the Mic! DJ Marinko's cool, bright, North End home offers tons of creative charm under the umbrella of an urban canopy in this secluded gem. Life is really good here! Unique finishes everywhere you look Hardwood floors and a metal roof. Floor to ceiling built-in bookcases and a large bay window with lots of natural light. Eat-in kitchen with bench storage-seating. Glass doors leading to your double-tier cedar deck and a backyard oasis perfect for entertaining or solitude. Charming front patio overlooked by a driftwood treehouse. "This is the perfect place to watch the seasons change, and your children (or vegetables) grow." UP are 3 solid bedrooms, with a newly updated 4 pc bathroom with a heated floor. Back down, the basement is awesome and completely DJ-ified to sit back and groove with your vinyl, or craft to your heart's delight. The north-end lifestyle is second to none. Hop on your bike and hit the trails along the canal, Malcomson Eco-Park or spend the day at Sunset Beach. Fantastic playground right around the corner, and close to some of the best schools in the city. Life is good here. Updates: In-floor heating in the bathroom, New windows, including bay window in the living room, Metal roof, Furnace 2010,**

Directions: **Linwell to Louis to Knighwood**

Common Elements

Exterior

Construct. Material: Aluminum Siding, Brick	Foundation: Block	Roof: Metal
Shingles Replaced:		Prop Attached: Semi Detached
Year/Desc/Source: //Other		Apx Age: 51-99 Years
Pool Features: None		
Garage & Parking: , Private Drive Double Wide, Asphalt Driveway		
Parking Spaces:	Driveway Spaces: 2.0	Garage Spaces:
Parking Level/Unit:	Parking Assigned:	Sewer: Sewer (Municipal)
Water Source: Municipal	Water Tmnt:	
Lot Size Area/Units: /	Acres Range: < 0.5	Acres Rent:
Lot Front (Ft): 57.00	Lot Depth (Ft): 138.00	Lot Shape:
Location: Urban	Lot Irregularities:	Land Lse Fee:
Area Influences: Beach, Park, Playground Nearby, Public Transit, Schools, Trails		

Interior

Interior Feat: None	Basement Fin: Partially Finished
Basement: Full Basement	
Cooling: Central Air	
Heating: Forced Air	
Under Contract: HWT-Electric	Contract Cost/Mo:
Inclusions: Negotiable	
Exclusions: -Backyard playhouse -Light fixtures in living room, and the driftwood wall light in the primary bedroom - backyard firepit and backyard composter	

Property Information

Common Elem Fee: No	Local Improvements Fee:
Legal Desc: PT LT 46 PL 278 GRANTHAM AS IN R0394194; ST. CATHARINES	Survey: None/
Zoning: R1	Hold Over Days:
Assess Val/Year: \$179,000/2021	Occupant Type: Owner
PIN: 463040253	
ROLL: 262905003217200	
Possession/Date: 30 - 59 Days/	Deposit: 20000

Brokerage Information

List Date: **07/22/2021**
 List Brokerage: [RE/MAX GARDEN CITY UPHOUSE REALTY](#)
 Source Board: **Niagara**

Prepared By: KARL VANDERKUIP, Broker of Record

Date Prepared: 07/22/2021

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