

Listing Information Sheet

30712584
ACTIVE

174 Martindale Road #5, St. Catharines

\$445,000

Sale



Listing Information

Type: **Townhouse**
Style: **Bungalow/Ranch - Raised**
Region: **Niagara**
Municipality: **St. Catharines (4)**
Neighbhd: **Grapeview (448)**
Cross Street:
Location: **Urban**
Age / Year: **16-30 Years / 1999**
Zoning: **R3**

DOM: **5**
Prop Type: **Residential**
Sub Type: **Condominium**
Rooms: **7**
Bedrooms: **4 (2 + 2)**
Bathrooms: **3 (3 + 0)**
2 pc Baths: **0**
3 pc Baths: **2**
4 pc Baths: **1**
5+ pc Baths: **0**
Sq Ft / Src: **1,239 / Public Records**
Lot Shape:
Lot Irregs:

Fronting On: **East**
Lot Front/Depth: **/**
Acres/Range

Legal Desc **NNCP 135 LEVEL 1 UNIT 5**

Next OH: **Public: Sun Feb 24, 2:00PM-4:00PM**

Room Details

Room Name	Level	L/W/H Imperial	L/W/H Metric	Room Features
Living Room	M	15'0" x 14'2"	4.57 x 4.32	
Dining Room	M	14'2" x 8'8"	4.32 x 2.64	
Kitchen	M	14'6" x 10'6"	4.42 x 3.2	
Master Bedroom	M	15'0" x 13'0"	4.57 x 3.96	
Bedroom	M	14'6" x 10'10"	4.42 x 3.3	
Ensuite	M			3-Piece
Bathroom	M			4-Piece
Recreation Room	B	24'0" x 15'0"	7.32 x 4.57	
Bedroom	B	13'8" x 9'9"	4.17 x 2.97	
Bedroom	B	14'5" x 9'8"	4.39 x 2.95	
Utility	B	26'10" x 10'2"	8.18 x 3.1	
Bathroom	B			3-Piece

Property Details

Foundation: **Poured Concrete** Heat Src/Type: **Gas / Forced Air** Soil Type:
Exterior Finish: **Brick Front, Other (see Remarks)** Fireplace: **Electric** Waterfront:
Roof Type/ Shingles rplcd: **Asphalt Shingle /** Water Src/Supply: **Municipal /** Pool: **None**
Basement: **Yes(Full)** Water Meter:
Basement Devel: **Fully Finished** Sewer: **Sewer** Visitable:
Parking (spaces): **Private Single Wide(2)** UFFI: **No** Elevator/Escalator:
Garage (spaces): **None** Energy Cert Lvl: Retirement Com:
Other Structures: Amps/Volts: **/** Recreational Use:
Air Conditioning: **Central Air**
Rental Items: **Hot Water Heater**

Public Remarks

BEAUTIFUL, BRIGHT & SUPER SPACIOUS! Meticulously cared for 1239 sq ft raised bungalow townhome condo in an upscale complex with 4 bedrooms & 3 full baths. Main level with open concept living & dining rooms with stunning hardwood floors that flows into the eat-in kitchen with patio doors to private deck & yard. Generous sized master bedroom with beautiful built in cabinetry, 3 pc ensuite and walk-in closet. Main floor laundry & 2nd bedroom currently used as an office complete the main level. Basement with 2 good sized bedrooms, fantastic rec room with electric fire place & large utility/workshop/storage room. Furnace and A/C 2017, washer & dryer 2018. Gas stove does have electric hookup. Parking for two cars side by side and directly out the front door. Close to major amenities, restaurants, hospital & QEW. Steps away to the Merritt Trail & the beautiful scenery surrounding the 12 Mile Creek! Truly move in ready!

Financial / Additional Listing Information

Commence Date: **02/19/2019** Taxes/Year: **3,879.00/2018** Possession: **30 - 59 Days**
Selling Date: Assessment: **270,750/2019** Possession Date:
Ownership Type: **Condominium** HST Applicable: **Included** SPIS: **No**
Condo Corp#: **NNCP 135** Survey: **None**
Condo Fee: **\$495.00** Addl Mthly Fees:
Included in Fees: **Building Insurance, Common Elements, Parking, Water**
Virtual Tour 1:
Virtual Tour 2:
Schools: **GRAPEVIEW**
Area Features:
Feat/Amenities: **None**
Inclusions: **Fridge, Stove, Dishwasher, Microwave, Washer, Dryer, Electric Fireplace In Basement, BBQ**
Exclusions: **Curtains In Living Room, Curtains In Den (Main Level), Fridge & Freezer In Basement**

Listing Brokerage: **Re/Max Niagara Realty Ltd. Brokerage, Brokerage**

Courtesy of: **Hongjae Lee, Salesperson**
Phone: **(905) 637-1700** Email: **lee.budongsan@gmail.com**

30714605
ACTIVE

52 Woodburn Avenue, St. Catharines

\$449,900
Sale



Listing Information

Type: **Semi-Detached**
Style: **2 Storey**
Region: **Niagara**
Municipality: **St. Catharines (4)**
Neighborhood: **E. Chester (446)**
Cross Street:
Location: **Urban**
Age / Year: **0-5 Years / 2018**
Zoning: **R2**

Fronting On:

Lot Front/Depth: **27.00 Ft / 110.00 Ft**
Acres/Range: **less than .50**

Legal Desc

BLOCK 12, PLAN 30M382, ST. CATHARINES.

DOM: **3**
Prop Type: **Residential**
Sub Type: **Freehold**
Rooms: **10**
Bedrooms: **3 (3 + 0)**
Bathrooms: **3 (2 + 1)**
2 pc Baths: **1**
3 pc Baths: **1**
4 pc Baths: **1**
5+ pc Baths: **0**

Sq Ft / Src: **1,600 / Builder floor plan(s)**
Lot Shape: **Irregular**
Lot Irregs:

Room Details

Room Name	Level	L/W/H Imperial	L/W/H Metric	Room Features
Kitchen	M	9'0" x 10'8"	2.74 x 3.23	
Dining Room	M	9'0" x 9'0"	2.74 x 2.8	
Living Room	M	13'1" x 16'2"	4.27 x 6.1	
Bathroom	M		1.89 x 2.74	2-Piece
Loft	2	8'4" x 9'0"	2.74 x 2.56	
Bedroom	2	10'0" x 13'0"	3.35 x 4.76	
Bedroom	2	11'8" x 10'0"	3.05 x 3.96	
Bedroom	2	11'0" x 15'0"	3.05 x 3.6	
Bathroom	2		2.96 x 1.55	3-Piece
Ensuite	2		2.89 x 1.94	4-Piece

Property Details

Foundation: **Poured Concrete**
Exterior Finish: **Brick, Stone, Vinyl Siding**
Roof Type/
Shingles rplcd: **Asphalt Shingle /**
Basement: **Yes(Full)**
Basement Devel: **Unfinished**
Parking (spaces): **Private Single Wide(1)**
Garage (spaces): **Attached[1]**
Other Structures:
Air Conditioning: **None**
Rental Items: **Hot Water Heater**

Heat Src/Type: **Gas / Forced Air**
Fireplace:
Water Src/Supply: **Municipal /**
Water Meter:
Sewer: **Sewer**
UFFI:
Energy Cert Lvl:
Amps/Volts: **/**

Soil Type:
Waterfront:
Pool: **None**
Visitable:
Elevator/Escalator:
Retirement Com: **No**
Recreational Use: **No**

Public Remarks

Brand New Semi in a great location easy access to downtown, shopping, parks, and highways. 2 story Semi Detached with 1600sq. ft, Plus a Full Basement with rough in bathroom. The Main Floor has a great Concept plan with 9ft ceiling, Kitchen with Island and Breakfast Bar. 2nd level has a bright bonus Loft with lots of natural light. Great for a den or an additional media room, 2nd level has a laundry and 3 great sized bedrooms. Hot water Tank & Hrv Are Rental

Financial / Additional Listing Information

Commence Date: **02/21/2019**
Selling Date:
Ownership Type: **Freehold**
Condo Corp#:
Condo Fee:
Included in Fees:
Virtual Tour 1:
Virtual Tour 2:
Schools:
Area Features: **Cul de Sac/Dead End, Golf, Public Transit, Quiet Area**
Feat/Amenities:
Inclusions:
Exclusions:

Taxes/Year: **1.00/2018**
Assessment: **1/2018**
HST Applicable: **Included**
Survey: **Unknown**
Addl Mthly Fees:

Possession: **Flexible**
Possession Date:
SPIS: **No**

Listing Brokerage: [Real Estate Hut Realty Inc., Brokerage](#)

Courtesy of: **Hongjae Lee, Salesperson**
Phone: **(905) 637-1700** Email: **lee.budongsan@gmail.com**

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30714607
ACTIVE

56 Woodburn Avenue, St. Catharines

\$449,900
Sale



Listing Information

Type: **Semi-Detached**
Style: **2 Storey**
Region: **Niagara**
Municipality: **St. Catharines (4)**
Neighbhd: **E. Chester (446)**
Cross Street:
Location: **Urban**
Age / Year: **0-5 Years / 2018**
Zoning: **R2**

Fronting On:

Lot Front/Depth: **27.00 Ft / 110.00 Ft**
Acres/Range: **less than .50**

Legal Desc

BLOCK 12, PLAN 30M382, ST. CATHARINES.

DOM: **3**
Prop Type: **Residential**
Sub Type: **Freehold**
Rooms: **10**
Bedrooms: **3 (3 + 0)**
Bathrooms: **3 (2 + 1)**
2 pc Baths: **1**
3 pc Baths: **0**
4 pc Baths: **2**
5+ pc Baths: **0**

Sq Ft / Src: **1,600 / Builder floor plan(s)**
Lot Shape: **Irregular**
Lot Irregs:

Room Details

Room Name	Level	L/W/H Imperial	L/W/H Metric	Room Features
Kitchen	M	9'0" x 10'8"	2.74 x 3.23	
Dining Room	M	9'0" x 9'0"	2.74 x 2.8	
Living Room	M	13'1" x 16'2"	4.27 x 6.1	
Bathroom	M		1.89 x 2.74	2-Piece
Loft	2	8'4" x 9'0"	2.74 x 2.56	
Bedroom	2	10'0" x 13'0"	3.05 x 3.96	
Bedroom	2	11'8" x 10'0"	3.05 x 3.6	
Bedroom	2	11'0" x 15'0"	3.35 x 4.76	
Bathroom	2		2.96 x 1.55	4-Piece
Ensuite	2		2.89 x 1.94	4-Piece

Property Details

Foundation: **Poured Concrete**
Exterior Finish: **Brick, Stone, Vinyl Siding**
Roof Type/
Shingles rplcd: **Asphalt Shingle /**
Basement: **Yes(Full)**
Basement Devel: **Unfinished**
Parking (spaces): **Private Single Wide(1)**
Garage (spaces): **Attached[1]**
Other Structures:
Air Conditioning: **None**
Rental Items: **Hot Water Heater**

Heat Src/Type: **Gas / Forced Air**
Fireplace:
Water Src/Supply: **Municipal /**
Water Meter:
Sewer: **Sewer**
UFFI:
Energy Cert Lvl:
Amps/Volts: **/**

Soil Type:
Waterfront:
Pool: **None**
Visitable:
Elevator/Escalator:
Retirement Com:
Recreational Use:

Public Remarks

Brand New Semi in a great location easy access to downtown, shopping, parks, and highways. 2 story Semi Detached with 1600sq. ft, Plus a Full Basement with rough in bathroom. The Main Floor has a great Concept plan with 9ft ceiling, Kitchen with Island and Breakfast Bar. 2nd level has a bright bonus Loft with lots of natural light. Great for a den or an additional media room, 2nd level has a laundry and 3 great sized bedrooms. Hot water Tank & Hrv Are Rental

Financial / Additional Listing Information

Commence Date: **02/21/2019**
Selling Date:
Ownership Type: **Freehold**
Condo Corp#:
Condo Fee:
Included in Fees:
Virtual Tour 1:
Virtual Tour 2:
Schools:
Area Features: **Cul de Sac/Dead End, Golf, Public Transit, Quiet Area**
Feat/Amenities:
Inclusions:
Exclusions:

Taxes/Year: **1.00/2018**
Assessment: **1/2018**
HST Applicable: **Included**
Survey: **Unknown**
Addl Mthly Fees:

Possession: **Flexible**
Possession Date:
SPIS: **No**

Listing Brokerage: [Real Estate Hut Realty Inc., Brokerage](#)

Courtesy of: **Hongjae Lee, Salesperson**
Phone: **(905) 637-1700** Email: **lee.budongsan@gmail.com**

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30714608
ACTIVE

60 Woodburn Avenue, St. Catharines

\$449,900
Sale



Listing Information

Type: **Semi-Detached**
Style: **2 Storey**
Region: **Niagara**
Municipality: **St. Catharines (4)**
Neighbhd: **E. Chester (446)**
Cross Street:
Location: **Urban**
Age / Year: **0-5 Years / 2018**
Zoning: **R2**

Fronting On:

Lot Front/Depth: **27.00 Ft / 110.00 Ft**
Acres/Range: **less than .50**

Legal Desc

BLOCK 12, PLAN 30M382, ST. CATHARINES.

DOM: **3**
Prop Type: **Residential**
Sub Type: **Freehold**
Rooms: **10**
Bedrooms: **3 (3 + 0)**
Bathrooms: **3 (2 + 1)**
2 pc Baths: **1**
3 pc Baths: **0**
4 pc Baths: **2**
5+ pc Baths: **0**

Sq Ft / Src: **1,600 / Builder floor plan(s)**
Lot Shape: **Irregular**
Lot Irregs:

Room Details

Room Name	Level	L/W/H Imperial	L/W/H Metric	Room Features
Kitchen	M	9'0" x 10'8"	2.74 x 3.23	
Dining Room	M	9'0" x 9'0"	2.74 x 2.8	
Living Room	M	13'1" x 16'2"	4.27 x 6.1	
Bathroom	M		1.89 x 2.74	2-Piece
Loft	2	8'4" x 9'0"	2.74 x 2.56	
Bedroom	2	10'0" x 13'0"	3.05 x 3.96	
Bedroom	2	11'8" x 10'0"	3.05 x 3.96	
Bedroom	2	11'0" x 15'0"	3.35 x 4.76	
Bathroom	2		2.96 x 1.55	4-Piece
Ensuite	2		2.89 x 1.94	4-Piece

Property Details

Foundation: **Poured Concrete**
Exterior Finish: **Brick, Stone, Vinyl Siding**
Roof Type/
Shingles rplcd: **Asphalt Shingle /**
Basement: **Yes(Full)**
Basement Devel: **Unfinished**
Parking (spaces): **Private Single Wide(1)**
Garage (spaces): **Attached[1]**
Other Structures:
Air Conditioning: **None**
Rental Items: **Hot Water Heater**

Heat Src/Type: **Gas / Forced Air**
Fireplace:
Water Src/Supply: **Municipal /**
Water Meter:
Sewer: **Sewer**
UFFI:
Energy Cert Lvl:
Amps/Volts: **/**

Soil Type:
Waterfront:
Pool: **None**
Visitable:
Elevator/Escalator:
Retirement Com:
Recreational Use:

Public Remarks

Brand New Semi in a great location easy access to downtown, shopping, parks, and highways. 2 story Semi Detached with 1600sq. ft, Plus a Full Basement with rough in bathroom. The Main Floor has a great Concept plan with 9ft ceiling, Kitchen with Island and Breakfast Bar. 2nd level has a bright bonus Loft with lots of natural light. Great for a den or an additional media room, 2nd level has a laundry and 3 great sized bedrooms. Hot water Tank & Hrv Are Rental

Financial / Additional Listing Information

Commence Date: **02/21/2019**
Selling Date:
Ownership Type: **Freehold**
Condo Corp#:
Condo Fee:
Included in Fees:
Virtual Tour 1:
Virtual Tour 2:
Schools:
Area Features: **Cul de Sac/Dead End, Golf, Public Transit, Quiet Area**
Feat/Amenities:
Inclusions:
Exclusions:

Taxes/Year: **1.00/2018**
Assessment: **1/2018**
HST Applicable: **Included**
Survey: **Unknown**
Addl Mthly Fees:

Possession: **Flexible**
Possession Date:
SPIS: **No**

Listing Brokerage: [Real Estate Hut Realty Inc., Brokerage](#)

Courtesy of: **Hongjae Lee, Salesperson**
Phone: **(905) 637-1700** Email: **lee.budongsan@gmail.com**

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30712828
ACTIVE

230 Deere Street, Welland

\$479,900
Sale



Listing Information

Type: **Detached**
Style: **2 Storey**
Region: **Niagara**
Municipality: **Welland (7)**
Neighbrhd: **Lincoln / Crowland (770)**
Cross Street:
Location: **Urban**
Age / Year: **6-15 Years / 2008**
Zoning: **R**
Fronting On: **West**
Lot Front/Depth: **35.00 Ft / 105.70 Ft**
Acres/Range: **less than .50**
Legal Desc: **LT 287 PL 936 ; WELLAND**

DOM: **5**
Prop Type: **Residential**
Sub Type: **Freehold**
Rooms: **11**
Bedrooms: **4 (3 + 1)**
Bathrooms: **3 (2 + 1)**
2 pc Baths: **1**
3 pc Baths: **1**
4 pc Baths: **1**
5+ pc Baths: **0**
Sq Ft / Src: **1,500 / Public Records**
Lot Shape: **Rectangular**
Lot Irregs:

Room Details

Room Name	Level	L/W/H Imperial	L/W/H Metric	Room Features
Foyer	M	11'4" x 7'5"	3.45 x 2.26	
Kitchen	M	12'0" x 11'4"	3.66 x 3.45	
Dining Room	M	10'0" x 8'2"	3.05 x 2.49	
Living Room	M	14'8" x 12'8"	4.47 x 3.86	
Laundry Room	M	7'5" x 5'5"	2.26 x 1.65	
Bathroom	M			2-Piece
Master Bedroom	2	12'8" x 12'2"	3.86 x 3.71	
Bedroom	2	11'4" x 9'10"	3.45 x 3	
Bedroom	2	9'10" x 9'0"	3 x 2.74	
Ensuite	2			4-Piece
Bathroom	2			3-Piece
Recreation Room	B	21'3" x 14'0"	6.48 x 4.27	
Bedroom	B	14'2" x 8'4"	4.32 x 2.54	

Property Details

Foundation: **Poured Concrete**
Exterior Finish: **Brick Front**
Roof Type/ Shingles rplcd: **Asphalt Shingle /**
Basement: **Yes(Full)**
Basement Level: **Fully Finished**
Parking (spaces): **Front Yard(2)**
Garage (spaces): **Attached[2]**
Other Structures: **Shed, Other (see Remarks)**
Air Conditioning: **Central Air**
Rental Items: **None**
Heat Src/Type: **Electric / Forced Air**
Fireplace: **Electric**
Water Src/Supply: **Municipal /**
Water Meter:
Sewer: **Sewer**
UFFI:
Energy Cert Lvl:
Amps/Volts: **/**
Soil Type:
Waterfront:
Pool: **None**
Visitable:
Elevator/Escalator:
Retirement Com:
Recreational Use:

Public Remarks

Move in ready, beautiful custom built 2 storey home. Loaded with upgrades, this contemporary home is sure to please. Upgrades include 9ft ceilings, extra large windows, walnut and bamboo hardwood and porcelain tile floors, vaulted ceiling in the Master bedroom. Pamper yourself in the large Master Ensuite with 4ft shower and separate jacuzzi tub. Custom kitchen with granite counters, large island and Kitchen Aid Architectural series appliances. This home is well insulated and has LED lighting throughout for energy efficiency. Beaming with pride of ownership, the yard is complete with a 10ft x 8ft shed, gorgeous perennial garden and deck off the main floor double doors. Relax in the fully finished basement hard wired for surround sound. Other features include; Honeywell wifi thermostat, Dusk to Dawn automatic lighting, owned hot water tank.

Financial / Additional Listing Information

Commence Date: **02/19/2019**
Selling Date:
Ownership Type: **Freehold**
Condo Corp#:
Condo Fee:
Included in Fees:
Virtual Tour 1: https://www.youtube.com/watch?v=Ee_VLYOzfjg
Virtual Tour 2:
Schools:
Area Features: **Hospital, Park, Place of Worship, Public Transit, Schools**
Feat/Amenities:
Inclusions: **Fridge, Stove, dishwasher, washer, dryer, electric fireplace, Honeywell wifi thermostat, shed, outdoor fireplace**
Exclusions: **Backyard Pergola**
Taxes/Year: **3,614.00/2018**
Assessment: **231,250/2019**
HST Applicable: **Included**
Survey: **None**
Addl Mthly Fees:
Possession: **Flexible**
Possession Date:
SPIS: **No**

Listing Brokerage: [Revel Realty Inc., Brokerage, Brokerage](#)

Courtesy of: **Hongjae Lee, Salesperson**
Phone: **(905) 637-1700** Email: lee.budongsan@gmail.com

30712888
ACTIVE

4399 Montrose Road #20, Niagara Falls

\$480,000
Sale



Listing Information

Type: **Townhouse**
Style: **Bungalow**
Region: **Niagara**
Municipality: **Niagara Falls (2)**
Neighborhood: **W. Way / Ascot (213)**
Cross Street:
Location: **Urban**
Age / Year: **6-15 Years /**
Zoning: **R4**

Fronting On: **West**
Lot Front/Depth: **29.82 Ft / 89.53 Ft**
Acres/Range

DOM: **5**
Prop Type: **Residential**
Sub Type: **Condominium**
Rooms: **8**
Bedrooms: **3 (2 + 1)**
Bathrooms: **3 (3 + 0)**
2 pc Baths: **0**
3 pc Baths: **2**
4 pc Baths: **1**
5+ pc Baths: **0**
Sq Ft / Src: **1,300 / LBO provided**
Lot Shape:
Lot Irregs:

Legal Desc
**UNIT 20, LEVEL 1, NIAGARA SOUTH VACANT LAND
CONDOMINIUM PLAN NO. 108 AND ITS APPURTENANT
INTEREST CITY OF NIAGARA FALLS**

Room Details

Room Name	Level	L/W/H Imperial	L/W/H Metric	Room Features
Liv ing Room/Dining Room	M	20'7" x 13'6"	6.27 x 4.11	Hardwood Floor, Walkout to Balcony/Deck
Kitchen	M	16'3" x 12'0"	4.95 x 3.66	Tile Floors
Master Bedroom	M	13'0" x 12'3"	3.96 x 3.73	Walk-in Bath
Ensuite	M			4-Piece
Bedroom	M	12'0" x 10'0"	3.66 x 3.05	
Bathroom	M			3-Piece
Laundry Room	M	7'10" x 5'7"	2.39 x 1.7	
Foyer	M	7'0" x 7'0"	2.13 x 2.13	
Bedroom	B	14'0" x 11'5"	4.27 x 3.48	Walk-in Closet
Bathroom	B			3-Piece
Den	B	13'4" x 9'9"	4.06 x 2.97	
Storage Room	B	25'0" x 16'6"	7.62 x 5.03	
Storage Room	B	19'0" x 7'3"	5.79 x 2.21	
Storage Room	B	13'0" x 7'3"	3.96 x 2.21	

Property Details

Foundation:
Exterior Finish: **Brick, Stucco (Plaster)**
Roof Type/
Shingles rplcd: **Asphalt Shingle /**
Basement: **No()**
Basement Level:
Parking (spaces): **Private Double Wide, Private Single Wide(2)**UFFI:
Garage (spaces): **Attached[1]**
Other Structures:
Air Conditioning: **Central Air**
Rental Items: **Hot Water Heater**
Heat Src/Type: **Gas / Forced Air**
Fireplace:
Water Src/Supply: **Municipal /**
Water Meter: **Yes**
Sewer: **Sewer**
Soil Type:
Waterfront:
Pool: **None**
Visitable:
Elevator/Escalator:
Retirement Com:
Recreational Use:

Public Remarks

UPSCALE BUNGALOW TOWNHOME...Stunning, contemporary 3 bedroom (2+1) 3 bath BUNGALOW townhome in convenient north end location close to major highways (QEW & 406) and amenities. You will appreciate having snow removal & grass maintenance done for you. Inside features an open concept 'carpet free' main level floorplan with modern décor, 9 ft ceilings, granite kitchen countertops, elegant light fixtures, stainless steel appliances, master bedroom with ensuite, main floor laundry, second bedroom & another full bath. There is a 3 pc. bath, large bedroom w/walk-in closet & office area/den in lower level + additional space for a future recreation room if desired. Enjoy a private, covered rear east facing deck that's accessed off the living room. This property is in immaculate move-in condition. ** Note: this is a "vacant land condominium" --- the condo maintains the common areas and the owner is responsible for the townhome maintenance.

Financial / Additional Listing Information

Commence Date: **02/19/2019**
Selling Date:
Ownership Type: **Condominium**
Condo Corp#: **NSCP 108**
Condo Fee: **\$145.00**
Included in Fees: **Common Elements, Other (see Remarks)**
Virtual Tour 1:
Virtual Tour 2:
Schools:
Area Features: **Major Highway, Public Transit**
Feat/Amenities: **Visitor Parking**
Inclusions: **Stainless steel stove, fridge, dishwasher, micro/fan unit, all lighting fixtures and window treatments currently on the real property, washer, dryer, garage door opener w/remote.**
Exclusions: **none**
Taxes/Year: **3,890.00/2018**
Assessment: **302,250/2019**
HST Applicable: **Included**
Survey: **None**
Addl Mthly Fees: **145**
Possession: **60 - 89 Days**
Possession Date:
SPIS: **No**

Listing Brokerage: [Century 21 Today Realty Ltd, Brokerage, Brokerage](#)

Courtesy of: **Hongjae Lee, Salesperson**
Phone: **(905) 637-1700** Email: **lee.budongsan@gmail.com**

30713325
ACTIVE

63 Cedar Street, Grimsby

\$499,900
Sale



Listing Information

Type: **Attached/Row**
Style: **2 Storey**
Region: **Niagara**
Municipality: **Grimsby (54)**
Neighbhd: **Grimsby West (541)**
Cross Street:
Location: **Urban**
Age / Year: **6-15 Years /**
Zoning: **RESIDENTIAL**

Fronting On:
Lot Front/Depth: **24.02 Ft / 88.59 Ft**
Acres/Range: **less than .50**

Legal Desc: **PLAN 30M392 PT BLK 28 RP 30R13615 PART 39**

DOM: **4**
Prop Type: **Residential**
Sub Type: **Freehold**
Rooms: **9**
Bedrooms: **3 (3 + 0)**
Bathrooms: **3 (2 + 1)**
2 pc Baths: **1**
3 pc Baths: **0**
4 pc Baths: **1**
5+ pc Baths: **1**
Sq Ft / Src: **1,440 / Builder floor plan(s)**
Lot Shape: **Rectangular**
Lot Irregs:

Room Details

Room Name	Level	L/W/H Imperial	L/W/H Metric	Room Features
Great Room	M	19'5" x 10'6"	5.92 x 3.2	
Breakfast	M	11'9" x 8'1"	3.59 x 2.47	
Kitchen	M	11'1" x 8'1"	3.38 x 2.47	
Master Bedroom	2	15'5" x 13'6"	4.7 x 4.12	
Bedroom	2	11'10" x 8'11"	3.6 x 2.72	
Bedroom	2	10'6" x 9'7"	3.21 x 2.93	
Bathroom	M			2-Piece
Bathroom	2			4-Piece
Bathroom	2			5+ Piece

Property Details

Foundation: **Poured Concrete**
Exterior Finish: **Brick**
Roof Type/Shingles rplcd: **Asphalt Shingle /**
Basement: **Yes(Full)**
Basement Devel: **Fully Finished**
Parking (spaces): **Private Single Wide(1)**
Garage (spaces): **Attached[1]**
Other Structures:
Air Conditioning: **Central Air**
Rental Items: **None**
Heat Src/Type: **Gas / Forced Air**
Fireplace:
Water Src/Supply: **Municipal /**
Water Meter:
Sewer: **Sewer**
UFFI:
Energy Cert Lvl:
Amps/Volts: **/**
Soil Type:
Waterfront:
Pool: **None**
Visitable:
Elevator/Escalator:
Retirement Com:
Recreational Use:

Public Remarks

BEAUTIFUL END UNIT FREEHOLD TOWNHOUSE BUILT IN 2010 AND BACKING ONTO A PARK, SPACIOUS GREAT ROOM WITH HARDWOOD FLOORS. 3 SPACIOUS BEDROOMS AND 2.5 BATHROOMS. ENJOY THE VIEW OF THE ESCARPMENTS FROM YOUR FRONT PORCH/ UPGRADED KITCHEN WITH STAINLESS STEEL APPLIANCES.

Financial / Additional Listing Information

Commence Date: **02/20/2019**
Selling Date:
Ownership Type: **Freehold**
Condo Corp#:
Condo Fee:
Included in Fees:
Virtual Tour 1:
Virtual Tour 2:
Schools:
Area Features:
Feat/Amenities:
Taxes/Year: **3,511.00/2018**
Assessment: **320,750/2018**
HST Applicable: **Included**
Survey: **None**
Addl Mthly Fees:
Possession: **60 - 89 Days**
Possession Date:
SPIS: **No**

Inclusions: **FRIDGE, STOVE, DISHWASHER, WASHER AND DRYER, ALL LIGHT AND CEILING FIXTURES. GARAGE DOOR OPENER WITH REMOTE.**

Exclusions:

Listing Brokerage: [Royal LePage Realty Plus, Brokerage](#)

Courtesy of: **Hongjae Lee, Salesperson**
Phone: **(905) 637-1700** Email: **lee.budongsan@gmail.com**

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30714690
ACTIVE

113 Scholfield Avenue S, Welland

\$509,900
Sale



Listing Information

Type:	Detached	DOM:	2
Style:	2 Storey	Prop Type:	Residential
Region:	Niagara	Sub Type:	Freehold
Municipality:	Welland (7)	Rooms:	9
Neighbhd:	Lincoln / Crowland (770)	Bedrooms:	3 (3 + 0)
Cross Street:		Bathrooms:	3 (2 + 1)
Location:	Urban	2 pc Baths:	1
Age / Year:	0-5 Years /	3 pc Baths:	1
Zoning:	RL1	4 pc Baths:	1
		5+ pc Baths:	0
Fronting On:	West	Sq Ft / Src:	1,540 / Builder floor plan(s)
Lot Front/Depth:	33.09 Ft / 100.15 Ft	Lot Shape:	Rectangular
Acres/Range:	less than .50	Lot Irregs:	
Legal Desc:	PART LOTS 431 AND 432, LOT 423 PLAN 960 PART 23 ON 59R13627; CITY OF WELLAND		

Room Details

Room Name	Level	L/W/H Imperial	L/W/H Metric	Room Features
Liv ing Room	M	10'4" x 18'1"	3.15 x 5.51	
Kitchen	M	11'0" x 9'11"	3.35 x 3.02	
Dining Room	M	10'7" x 10'10"	3.23 x 3.3	
Bathroom	M			2-Piece
Bedroom	2	15'7" x 12'11"	4.75 x 3.94	
Bedroom	2	8'9" x 9'11"	2.67 x 3.02	
Bedroom	2	11'3" x 9'11"	3.43 x 3.02	
Ensuite	2			3-Piece
Bathroom	2			4-Piece

Property Details

Foundation:	Poured Concrete	Heat Src/Type:	Gas / Forced Air	Soil Type:	
Exterior Finish:	Brick Front, Vinyl Siding	Fireplace:	Electric	Waterfront:	
Roof Type/ Shingles rplcd:	Asphalt Shingle /	Water Src/Supply:	Municipal /	Pool:	None
Basement:	Yes(Full)	Water Meter:		Visitable:	
Basement Devel:	Unfinished	Sewer:	Sewer	Elevator/Escalator:	No
Parking (spaces):	Private Double Wide(2)	UFFI:	No	Retirement Com:	
Garage (spaces):	Attached[1]	Energy Cert Lvl:		Recreational Use:	
Other Structures:	Shed, Other (see Remarks)	Amps/Volts:	/		
Air Conditioning:	Central Air				
Rental Items:	Hot Water Heater, Other (see remarks)				

Public Remarks

STUNNING LUCCHETTA BUILDERS BUILT 2 STOREY. THIS 3 BEDROOM, 3 BATH HOME IS COMPLETELY CUSTOMIZED WITH LOADS OF UPGRADES. SPACIOUS 1540 SQ FEET LAYOUT HAS MAIN FLOOR LAUNDRY, GLEAMING LAMINATE FLOORING, PORCELAIN TILES, STYLISH WINDOW COVERINGS, OPEN CONCEPT LIVING & DINING ROOM, ELECTRIC FIREPLACE WITH STONE SURROUND. GOURMET CHEF'S KITCHEN WITH QUARTZ COUNTER TOPS, BAR FRIDGE & HIGH END APPLIANCES. LARGE MASTER WITH ENSUITE. FULLY FENCED BACK YARD WITH DECK & HOT TUB GREAT FOR ENTERTAINING!! JUST MINS TO ALL AMENITIES & MAJOR HWY. A MUST SEE FOR SURE!! Features Interior: Hot Tub

Financial / Additional Listing Information

Commence Date:	02/22/2019	Taxes/Year:	3,999.00/2019	Possession:	60 - 89 Days
Selling Date:		Assessment:	247,000/2019	Possession Date:	
Ownership Type:	Freehold	HST Applicable:	Included	SPIS	No
Condo Corp#:		Survey:	None		
Condo Fee:		Addl Mthly Fees:			
Included in Fees:					
Virtual Tour 1:					
Virtual Tour 2:					
Schools:					
Area Features:	Hospital, Library, Major Highway, Place of Worship, Public Transit, Quiet Area, Schools				
Feat/Amenities:					
Inclusions:					
Exclusions:					

Listing Brokerage: [Re/Max Garden City Realty Inc, Brokerage, Brokerage](#)

Courtesy of: **Hongjae Lee, Salesperson**
Phone: **(905) 637-1700** Email: **lee.budongsan@gmail.com**

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30712980
ACTIVE

8 Coleman Court, Thorold

\$542,000
Sale

Listing Information



Type: **Detached**
Style: **2 Storey**
Region: **Niagara**
Municipality: **Thorold (5)**
Neighbrhd: **Confederation Heights (558)**
Cross Street:
Location: **Urban**
Age / Year: **16-30 Years / 1989**
Zoning: **R1C**
Fronting On:
Lot Front/Depth: **38.25 Ft / 101.00 Ft**
Acres/Range: **less than .50**

DOM: **5**
Prop Type: **Residential**
Sub Type: **Freehold**
Rooms: **12**
Bedrooms: **4 (3 + 1)**
Bathrooms: **4 (3 + 1)**
2 pc Baths: **1**
3 pc Baths: **3**
4 pc Baths: **1**
5+ pc Baths: **0**
Sq Ft / Src: **1,870 / Public Records**
Lot Shape: **Rectangular**
Lot Irregs:

Legal Desc **PCL 93-1 SEC M42; LT 93 PL M42 ; THOROLD**

Room Details

Room Name	Level	L/W/H Imperial	L/W/H Metric	Room Features
Foyer	M	9'11" x 5'6"	3.02 x 1.68	
Bathroom	M			2-Piece
Living Room	M	14'2" x 11'1"	4.32 x 3.38	
Dining Room	M	12'3" x 11'1"	3.73 x 3.38	
Family Room	M	15'1" x 12'11"	4.6 x 3.94	
Kitchen	M	11'9" x 11'7"	3.58 x 3.53	
Laundry Room	M	7'10" x 5'11"	2.39 x 1.8	
Master Bedroom	2	15'8" x 13'3"	4.78 x 4.04	3-Piece, Walk-in Closet
Bathroom	2			4-Piece
Bedroom	2	12'5" x 9'10"	3.78 x 3	
Bedroom	2	9'11" x 8'9"	3.02 x 2.67	
Bedroom	B	12'9" x 10'7"	3.89 x 3.23	
Office	B	7'6" x 7'4"	2.29 x 2.24	
Cold Room	B	18'0" x 6'0"	5.49 x 1.83	
Bathroom	B			3-Piece
Recreation Room	B	21'10" x 17'11"	6.65 x 5.46	
Bathroom	2			3-Piece

Property Details

Foundation:	Poured Concrete	Heat Src/Type:	Electric / Forced Air	Soil Type:	
Exterior Finish:	Aluminum Siding, Brick	Fireplace:	Electric	Waterfront:	
Roof Type/ Shingles rplcd:	Asphalt Shingle / 2018	Water Src/Supply:	Municipal /	Pool:	None
Basement:	Yes(Full)	Water Meter:		Visitable:	
Basement Devel:	Fully Finished	Sewer:	Sewer	Elevator/Escalator:	
Parking (spaces):	Private Double Wide(2)	UFFI:		Retirement Com:	No
Garage (spaces):	Attached[1]	Energy Cert Lvl:		Recreational Use:	No
Other Structures:	Shed, Other (see Remarks)	Amps/Volts:	/		
Air Conditioning:	Central Air				
Rental Items:	None				

Public Remarks

Fully renovated from top to bottom and ready to move in! This 2-storey, 4-bed, 4-bath home is ideal for the growing family! Tastefully redone with all new stainless steel appliances, main floor laundry, bamboo flooring throughout main floor and tons of natural light. Upstairs boasts brand new underlay and carpeting throughout all 3 large bedrooms, giving the master bedroom walk in closets and an ensuite with a second 4-piece bath for the kids! Lower level has an additional bedroom or office whichever you prefer, open concept rec room, cold cellar for all your canning needs and a big furnace room for additional storage. Your fully fenced backyard is almost maintenance free with concrete pad gardens edging the yard and a workshop/shed equipped with separate amp service for all your handyman needs. Notable upgrades include: new roof in 2018 all main floor drywall underlay on both floors bamboo flooring and carpeting duct cleaning in 2018 A/C and furnace serviced in 2018 Fresh paint throughout whole house All new appliances in kitchen and laundry room Call today to book your private showing

Financial / Additional Listing Information

Commence Date:	02/19/2019	Taxes/Year:	4,251.00/2018	Possession:	Immediate
Selling Date:		Assessment:	305,000/2016	Possession Date:	
Ownership Type:	Freehold	HST Applicable:	Included	SPIS	No
Condo Corp#:		Survey:	None		
Condo Fee:		Addl Mthly Fees:			
Included in Fees:					
Virtual Tour 1:					
Virtual Tour 2:					
Schools:					
Area Features:	Major Highway, Public Transit				
Feat/Amenities:					
Inclusions:	All appliances				
Exclusions:					

Listing Brokerage: [McGarr Realty Corp, Brokerage, Brokerage](#)

Courtesy of: **Hongjae Lee, Salesperson**
Phone: **(905) 637-1700** Email: **lee.budongsan@gmail.com**

30713095
ACTIVE

5218 Valley View Crescent, Niagara Falls

\$549,900
Sale



Listing Information

Type: **Detached**
Style: **2 Storey**
Region: **Niagara**
Municipality: **Niagara Falls (2)**
Neighbourhd: **Morrison (212)**
Cross Street:
Location: **Urban**
Age / Year: **16-30 Years /**
Zoning: **R1C**
Fronting On: **West**
Lot Front/Depth: **50.00 Ft / 127.01 Ft**
Acres/Range: **less than .50**

DOM: **4**
Prop Type: **Residential**
Sub Type: **Freehold**
Rooms: **10**
Bedrooms: **3 (3 + 0)**
Bathrooms: **3 (1 + 2)**
2 pc Baths: **2**
3 pc Baths: **0**
4 pc Baths: **1**
5+ pc Baths: **0**
Sq Ft / Src: **1,925 / LBO provided**
Lot Shape: **Rectangular**
Lot Irregs:

Legal Desc

PCL 11-1 SEC M73; LT 11 PL M73 NIAGARA FALLS CITY OF NIAGARA FALLS

Room Details

Room Name	Level	L/W/H Imperial	L/W/H Metric	Room Features
Foyer	M	12'0" x 9'0"	3.66 x 2.74	Stained Glass Window
Eat in Kitchen	M	22'6" x 11'0"	6.86 x 3.35	Hardwood Floor
Dining Room	M	12'6" x 9'0"	3.81 x 2.74	French doors
Living Room	M	19'0" x 11'6"	5.79 x 3.51	Hardwood Floor
Bathroom	M			2-Piece
Bedroom	2	10'10" x 10'8"	3.3 x 3.25	
Bedroom	2	14'5" x 11'0"	4.39 x 3.35	
Master Bedroom	2	19'0" x 10'0"	5.79 x 3.05	
Ensuite	2			2-Piece
Bathroom	2			4-Piece, Jetted Bathtub
Family Room	B	18'6" x 15'2"	5.64 x 4.62	
Laundry Room	B	18'6" x 9'10"	5.64 x 3	

Property Details

Foundation: **Poured Concrete**
Exterior Finish: **Brick Front**
Roof Type/
Shingles rplcd: **Asphalt Shingle /**
Basement: **Yes(Full)**
Basement Devel: **Fully Finished**
Parking (spaces): **Private Double Wide(4)**
Garage (spaces): **Attached[1.5]**
Other Structures: **Shed**
Air Conditioning: **Central Air**
Rental Items: **Hot Water Heater**

Heat Src/Type: **Gas / Forced Air**
Fireplace: **Natural Gas**
Water Src/Supply: **Municipal /**
Water Meter:
Sewer: **Sewer**
UFFI: **No**
Energy Cert Lvl:
Amps/Volts: **/**

Soil Type:
Waterfront:
Pool: **None**
Visitable:
Elevator/Escalator:
Retirement Com:
Recreational Use:

Public Remarks

Welcome home to your solid three bedroom, brick two storey on a nice, friendly & quiet circle in Niagara Falls with easy highway access and close to everything. Beautiful hardwood floors throughout home, large updated eat-in kitchen, separate dining room with classic french doors to living room with gas fireplace and inside blind french doors to two tiered deck in large fully fenced yard with shed and no rear neighbours. Heated 1.5 car garage/workshop/man cave with inside entrance down to a comfy family room, large laundry etc. room and separate storage room - tons of storage throughout house. Master ensuite. Hot Tub and Play Set and new appliances all negotiable and so much more! Check out this great property while it lasts! Features Interior: Hot Tub

Financial / Additional Listing Information

Commence Date: **02/20/2019**

Selling Date:
Ownership Type: **Freehold**
Condo Corp#:
Condo Fee:
Included in Fees:
Virtual Tour 1:
Virtual Tour 2: <http://www.myvisuallistings.com/evt/275241>
Schools: **ST MARY'S CATHOLIC VALLEY WAY PUBLIC ST. MICHAEL'S CATHOLIC STAMFORD PUBLIC**
Area Features: **Hospital, Library, Major Highway, Park, Place of Worship, Public Transit, Quiet Area, Rec./Commun.Centre, Schools**
Feat/Amenities:
Inclusions: **NEGOTIABLE ITEMS - SEE REALTOR REMARKS**
Exclusions:

Taxes/Year: **2,940.00/2019**
Assessment: **235,250/2019**
HST Applicable: **Included**
Survey: **None**
Add Mthly Fees:

Possession: **Other (see Remarks)**
Possession Date:
SPIS: **No**

Listing Brokerage: [Royal LePage Nrc Realty, Brokerage](#)

Courtesy of: **Hongjae Lee, Salesperson**
Phone: **(905) 637-1700** Email: lee.budongsan@gmail.com

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30708711
ACTIVE

3 Andrew Lane, Welland

\$559,900
Sale



Listing Information

Type:	Townhouse	DOM:	3
Style:	Bungalow	Prop Type:	Residential
Region:	Niagara	Sub Type:	Freehold
Municipality:	Welland (7)	Rooms:	9
Neighbhd:	Hwy 406/ Welland (766)	Bedrooms:	3 (2 + 1)
Cross Street:		Bathrooms:	3 (3 + 0)
Location:	Urban	2 pc Baths:	0
Age / Year:	0-5 Years / 2017	3 pc Baths:	1
Zoning:	R3-3	4 pc Baths:	2
Fronting On:	West	5+ pc Baths:	0
Lot Front/Depth:	27.76 Ft / 115.45 Ft	Sq Ft / Src:	1,268 / Builder floor plan(s)
Acres/Range:	less than .50	Lot Shape:	Rectangular
Legal Desc:	PART BLOCK 163, PLAN 59M424 PT2, 59R15723; CITY OF THOROLD		

Next OH: **Public: Sun Feb 24, 2:00PM-4:00PM**

Room Details

Room Name	Level	L/W/H Imperial	L/W/H Metric	Room Features
Foyer	M	5'6" x 17'6"	1.68 x 5.33	
Kitchen	M	14'1" x 11'0"	4.29 x 3.35	
Dining Room	M	14'1" x 9'0"	4.29 x 2.74	
Great Room	M	14'1" x 12'11"	4.29 x 3.94	
Master Bedroom	M	12'2" x 14'10"	3.71 x 4.52	
Bedroom	M	10'0" x 12'3"	3.05 x 3.73	
Sunroom	M	12'0" x 12'3"	3.66 x 3.73	
Ensuite	M			4-Piece
Bathroom	M			4-Piece
Recreation Room	B	13'5" x 31'8"	4.09 x 9.65	
Bedroom	B	12'9" x 9'11"	3.89 x 3.02	
Storage Room	B	6'0" x 6'0"	1.83 x 1.83	
Bathroom	B			3-Piece

Property Details

Foundation:	Poured Concrete	Heat Src/Type:	Gas / Forced Air	Soil Type:	
Exterior Finish:	Brick, Stone, Vinyl Siding	Fireplace:		Waterfront:	
Roof Type/ Shingles rplcd:	Asphalt Shingle /	Water Src/Supply:	Municipal /	Pool:	None
Basement:	Yes(Full)	Water Meter:	Yes	Visitable:	
Basement Devel:	Partially Finished	Sewer:	Sewer	Elevator/Escalator:	
Parking (spaces):	Private Single Wide(1)	UFFI:		Retirement Com:	
Garage (spaces):	Attached[1]	Energy Cert Lvl:		Recreational Use:	
Other Structures:	Shed, Other (see Remarks)	Amps/Volts:	/		
Air Conditioning:	Central Air				
Rental Items:	Hot Water Heater				

Public Remarks

Nearly new in Merritt Meadows! Retire in style in this luxury Bungalow Townhome built in 2017 by Rinaldi Homes, Timeless craftsman style exterior combining stone and brick facade, single garage + interlock driveway. Open concept 2 bedroom, 2 Bathroom plan w/ 9' ceilings centred around the designer inspired Kitchen and Great Room. Spacious Master bdrm features walk in closet and ensuite w/ custom glass shower, Main floor laundry, relax in the privacy of the enclosed rear sunroom. Mostly finished basement features huge Rec room, 3rd Bdrm & full bath. This high demand community boasts quick, easy access to Highway 406 w/ major shopping & amenities just minutes away. Why wait until the end of the year to move into a new build at a higher price when this former Model home chalk full of upgrades is available now! (Note municipal address is Thorold - - Located on the Welland border) Offers require 48 hour Irrevocable

Financial / Additional Listing Information

Commence Date:	02/21/2019	Taxes/Year:	4,355.59/2018	Possession:	Other (see Remarks)
Selling Date:		Assessment:	288,000/2016	Possession Date:	08/01/2019
Ownership Type:	Freehold	HST Applicable:	No	SPIS	No
Condo Corp#:		Survey:	Unknown		
Condo Fee:		Addl Mthly Fees:			
Included in Fees:					
Virtual Tour 1:					
Virtual Tour 2:					
Schools:					
Area Features:	Major Highway, Quiet Area				
Feat/Amenities:					
Inclusions:					
Exclusions:					

Listing Brokerage: [Coldwell Banker Advantage Real Estate Inc, Brokera, Brokerage](#)

Courtesy of: **Hongjae Lee, Salesperson**
Phone: **(905) 637-1700** Email: **lee.budongsan@gmail.com**

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H4046362
ACTIVE

6037 Wiens Boulevard, Niagara Falls

\$559,900
Sale



Listing Information

Type: **Detached**
Style: **2 Storey**
Region: **Niagara**
Municipality: **Niagara Falls (2)**
Neighbrhd: **Greenwood Golf (220)**
Cross Street: **Forestview**
Location: **Urban**
Age / Year: **6-15 Years / 2013**
Zoning: **R1E DH**

Fronting On: **West**
Lot Front/Depth: **34.38 Feet / 111.55 Feet**
Acres/Range: **less than .50**

Legal Desc: **LOT 157, PLAN 59M384 CITY OF NIAGARA FALLS**

DOM: **5**
Prop Type: **Residential**
Sub Type: **Freehold**
Rooms: **5**
Bedrooms: **4 (3 + 1)**
Bathrooms: **4 (2 + 2)**
2 pc Baths: **2**
3 pc Baths: **1**
4 pc Baths: **1**
5+ pc Baths: **0**

Sq Ft / Src: **1,602 / Public Records**
Lot Shape: **Rectangular**
Lot Irregs:

Room Details

Room Name	Level	L/W/H Imperial	L/W/H Metric	Room Features
Bathroom	M			2-Piece
Bathroom	B			2-Piece
Bathroom	2			4-Piece
Ensuite	2			3-Piece
Eat in Kitchen	M	9'5" x 17'11"	2.87 x 5.46	
Liv ing Room	M	11'3" x 16'1"	3.43 x 4.9	
Master Bedroom	2	17'6" x 11'11"	5.33 x 3.63	
Bedroom	2	10'10" x 11'	3.3 x 3.35	
Bedroom	2	10'9" x 13'3"	3.28 x 4.04	
Family Room	B	15'10" x 11'6"	4.83 x 3.51	
Bedroom	B	9'3" x 11'3"	2.82 x 3.43	

Property Details

Foundation: **Poured Concrete**
Exterior Finish: **Brick, Vinyl Siding**
Roof Type/
Shingles rplcd: **Asphalt Shingle /**
Basement: **(Full)**
Basement Devel: **Fully Finished**
Parking (spaces): **Private Single Wide(2)**
Garage (spaces): **Attached[2]**
Other Structures:
Air Conditioning: **Central Air**
Rental Items: **Hot Water Heater**

Heat Src/Type: **Gas / Forced Air**
Fireplace:
Water Src/Supply: **Municipal /**
Water Meter:
Sewer: **Sewer**
UFFI:
Energy Cert Lvl:
Amps/Volts: **/**

Soil Type:
Waterfront:
Pool: **None**
Visitable:
Elevator/Escalator:
Retirement Com:
Recreational Use:

Public Remarks

Step inside this beautiful, fully finished 3+1 bedroom family home. JUST updated with new quartz countertops and backsplash/ceramic tile in the open concept chef's kitchen and bathrooms. Gorgeous patterned concrete driveway and back porch, concrete along side of house are just some of the great finishings. This home has a finished basement with a rec room/games room/gym, bedroom and 2 piece bath. Very spacious master with walk in closet and ensuite bath. Perfect Niagara Falls location!

Financial / Additional Listing Information

Commence Date: **02/19/2019**
Selling Date:
Ownership Type:
Condo Corp#:
Condo Fee:
Included in Fees:
Virtual Tour 1:
Virtual Tour 2:
Schools:
Area Features:
Feat/Amenities:
Inclusions:
Exclusions:

Taxes/Year: **3,891.00/2018**
Assessment: **327,000/2016**
HST Applicable: **Included**
Survey: **Unknown**
Addl Mthly Fees:

Possession: **Flexible**
Possession Date:
SPIS: **No**

Fridge, Stove, Dishwasher, Microwave, Shed, Gazebo, Washer, Dryer, Gdo, California Blinds
LIGHT FIXTURE IN DINETTE AND LIVING ROOM (WILL BE REPLACED WITH ORIGINAL FIXTURES BEFORE CLOSING)

Listing Brokerage: **One Percent Realty Ltd., Brokerage**

Courtesy of: **Hongjae Lee, Salesperson**
Phone: **(905) 637-1700** Email: **lee.budongsan@gmail.com**

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H4046371
ACTIVE

50 Conrad Place, Grimsby

\$589,900
Sale



Listing Information

Type: **Townhouse**
Style: **Bungalow**
Region: **Niagara**
Municipality: **Grimsby (54)**
Neighbhd: **Grimsby Beach (540)**
Cross Street: **Lake**
Location: **Urban**
Age / Year: **6-15 Years / 2004**
Zoning: **RM1**

Fronting On: **South**
Lot Front/Depth: **31.66 Feet / 194.55 Feet**
Acres/Range: **less than .50**

Legal Desc

DOM: **5**
Prop Type: **Residential**
Sub Type: **Freehold**
Rooms: **4**
Bedrooms: **4 (2 + 2)**
Bathrooms: **3 (3 + 0)**
2 pc Baths: **0**
3 pc Baths: **2**
4 pc Baths: **1**
5+ pc Baths: **0**

Sq Ft / Src: **1,209 / Public Records**
Lot Shape: **Rectangular**
Lot Irregs:

**PT BLK 5 PLAN 30M330 PTS 63 & 64, 30R11215; S/T
EASEMENT OVER PT 64, 30R11215 AS IN NR24851; GRIMSBY**

Next OH: **Public: Sun Feb 24, 2:00PM-4:00PM**

Room Details

Room Name	Level	L/W/H Imperial	L/W/H Metric	Room Features
Bathroom	M			3-Piece
Ensuite	M			4-Piece
Bathroom	B			3-Piece
Master Bedroom	M	14' x 11'2"	4.27 x 3.4	California Shutters, Hardwood Floor
Bedroom	M	8'9" x 11'	2.67 x 3.35	California Shutters, Hardwood Floor, Leaded Glass Window
Eat in Kitchen	M	12'9" x 12'5"	3.89 x 3.78	
Great Room	M	22'1" x 12'5"	6.73 x 3.78	California Shutters, Cathedral Ceiling, French doors, Hardwood Floor
Bedroom	B	10'9" x 11'7"	3.28 x 3.53	
Bedroom	B	10'6" x 12'3"	3.2 x 3.73	
Recreation Room	B	22'4" x 12'4"	6.81 x 3.76	
Laundry Room	M			

Property Details

Foundation:	Concrete Block	Heat Src/Type:	Gas / Forced Air	Soil Type:	
Exterior Finish:	Board & Batten, Brick, Stone, Vinyl Siding	Fireplace:	Natural Gas	Waterfront:	
Roof Type/ Shingles rplcd:	Asphalt Shingle /	Water Src/Supply:	Municipal /	Pool:	None
Basement:	(Full)	Water Meter:	Yes	Visitable:	
Basement Devel:	Fully Finished	Sewer:	Sewer	Elevator/Escalator:	
Parking (spaces):	Private Single Wide(2)	UFFI:		Retirement Com:	
Garage (spaces):	Attached[1]	Energy Cert Lvl:		Recreational Use:	
Other Structures:	Shed	Amps/Volts:	/		
Air Conditioning:	Central Air				
Rental Items:	Hot Water Heater				

Public Remarks

Welcome to 50 Conrad Place, a stunning end-unit freehold BUNGALOW townhome, located on an exclusive cul-de-sac in one of Grimsby's most sought after neighbourhoods. From the inviting entrance way and cathedral ceilings, to the open concept layout, you're sure to be impressed. The main floor features gleaming hardwood floors and the first two bedrooms, including a gorgeous master with ensuite and double closets. The kitchen's granite counters, stainless steel appliances and custom island, make for the ideal "entertainers" space. Downstairs, you'll find a large family room, two additional bedrooms and a 3-piece bath. As if almost 2400 sq ft of luxury living space weren't enough, through the great room's french doors you'll find a beautiful backyard with extensive landscaping and a two-tiered deck with a bar. Minutes from the QEW and planned GO station and walking distance to the Lake...the perfect location! Beautiful homes like this, featuring a main floor master bedroom, are a rare find

Financial / Additional Listing Information

Commence Date:	02/19/2019	Taxes/Year:	3,574.92/2018	Possession:	Immediate
Selling Date:		Assessment:	368,000/2016	Possession Date:	
Ownership Type:		HST Applicable:	No	SPIS	No
Condo Corp#:		Survey:	None		
Condo Fee:		Add Mthly Fees:			
Included in Fees:					
Virtual Tour 1:	https://www.tourbuzz.net/1102479?idx=1				
Virtual Tour 2:	https://www.tourbuzz.net/1102479				
Schools:	Grand Ave Public St. John Catholic Grimsby Secondary Blessed Trinity				
Area Features:	Library, Marina, Park, Place of Worship, Rec./Commun.Centre, Schools				
Feat/Amenities:					
Inclusions:	Fridge, Stove, Dishwasher, Washer, Dryer, Central Vacuum, all ELF's, all window coverings				
Exclusions:					

Listing Brokerage: **Re/Max Real Estate Centre Inc., Brokerage**

Courtesy of: **Hongjae Lee, Salesperson**
Phone: **(905) 637-1700** Email: **lee.budongsan@gmail.com**

30713256
ACTIVE

332 Pelham Road #5, St. Catharines

\$618,888
Sale

Listing Information



Type: **Attached/Row Bungalow**
Style: **Niagara**
Region: **St. Catharines (4)**
Municipality: **W. Ern Hill (453)**
Neighbhd: **Urban**
Cross Street: **6-15 Years /**
Location: **R2**
Age / Year: **South**
Zoning: **35.00 Ft / .00 Ft**
Fronting On: **Acres/Range**

DOM: **4**
Prop Type: **Residential**
Sub Type: **Condominium**
Rooms: **9**
Bedrooms: **3 (2 + 1)**
Bathrooms: **3 (3 + 0)**
2 pc Baths: **0**
3 pc Baths: **2**
4 pc Baths: **1**
5+ pc Baths: **0**
Sq Ft / Src: **1,457 / Builder floor plan(s)**
Lot Shape: **Lot Irregs:**

Next OH: **Public: Sun Feb 24, 2:00PM-4:00PM**

Legal Desc

UNIT 5, LEVEL 1, NIAGARA NORTH VACANT LAND CONDOMINIUM PLAN NO. 218 AND ITS APPURTENANT INTEREST; SUBJECT TO AND TOGETHER WITH EASEMENTS AS SET OUT IN SCHEDULE A AS IN NR282965 CITY OF ST. CATHARINES

Room Details

Room Name	Level	L/W/H Imperial	L/W/H Metric	Room Features
Great Room	M	24'5" x 12'4"	7.44 x 3.76	Cathedral Ceiling, Fireplace
Kitchen /Dining Room	M	22'6" x 12'5"	6.86 x 3.78	Walkout to Balcony/Deck
Laundry Room	M	7'0" x 5'8"	2.13 x 1.73	
Master Bedroom	M	15'0" x 11'4"	4.57 x 3.45	Walk-in Closet
Ensuite	M			3-Piece
Bedroom	M	10'0" x 9'0"	3.05 x 2.74	
Foyer	M	15'8" x 4'11"	4.78 x 1.5	
Pantry	M	4'4" x 4'4"	1.32 x 1.32	
Family Room	B	23'9" x 19'2"	7.24 x 5.84	
Bedroom	B	13'9" x 10'3"	4.19 x 3.12	
Bathroom	B			3-Piece
Office	B	10'0" x 8'3"	3.05 x 2.51	
Workshop	B	14'10" x 14'9"	4.52 x 4.5	
Utility	B	14'6" x 4'5"	4.42 x 1.35	
Bathroom	M			4-Piece

Property Details

Foundation:	Poured Concrete	Heat Src/Type:	Gas / Forced Air	Soil Type:	
Exterior Finish:	Stone, Vinyl Siding	Fireplace:	Electric, Natural Gas	Waterfront:	
Roof Type/ Shingles rplcd:	Asphalt Shingle /	Water Src/Supply:	Municipal /	Pool:	None
Basement:	Yes(Full)	Water Meter:		Visitable:	
Basement Devel:	Fully Finished	Sewer:	Sewer	Elevator/Escalator:	
Parking (spaces):	Front Yard(2)	UFFI:		Retirement Com:	
Garage (spaces):	Attached[2]	Energy Cert Lvl:		Recreational Use:	
Other Structures:		Amps/Volts:	/		
Air Conditioning:	Central Air				
Rental Items:	Hot Water Heater				

Public Remarks

DONE TO THE NINES !!!! OPEN CONCEPT MAIN FLOOR WITH CATHEDRAL CEILINGS, PERFECT FOR ENTERTAINING YOUR GUESTS. STUNNING KITCHEN W/MAPLE CABINETS, WALK IN PANTRY, WINE RACK, HUGE ISLAND, GORGEOUS BACK SPLASH AND GRANITE COUNTERS. BEAUTIFUL GAS FIREPLACE IN GREAT ROOM FOR THOSE COLD WINTER NIGHTS. DINNING AREA HAS PATIO DOOR TO PRIVATE DECK AND PATIO. MASTER RETREAT W/WALK IN CLOSET AND 3 PIECE ENSUITE. MAIN FLOOR LAUNDRY AND A SECOND BEDROOM COMPLETE THE MAIN FLOOR. LOWER LEVEL HAS BEEN RECENTLY FINISHED WITH HUGE FAMILY ROOM, SET UP FOR PROJECTOR TV 10' X 6' "ALMOST LIKE YOUR AT THE GAME"...THE PERFECT MAN CAVE!! W/BAR AREA. 3RD BEDROOM, 3RD BATHROOM, OFFICE, WORKSHOP AND UTILITY ROOM. THIS PROPERTY IS FREEHOLD WITH CONDO ROAD. FEE COVERS LANDSCAPE, COMMON AREAS W/SPRINKLER SYSTEM AND SNOW REMOVAL.

Financial / Additional Listing Information

Commence Date:	02/20/2019	Taxes/Year:	4,580.00/2018	Possession:	1 - 29 Days
Selling Date:		Assessment:	331,500/2019	Possession Date:	
Ownership Type:	Condominium	HST Applicable:	Included	SPIS	No
Condo Corp#:	NNVLP218	Survey:			
Condo Fee:	\$200.00	Addl Mthly Fees:			
Included in Fees:	Common Elements				
Virtual Tour 1:					
Virtual Tour 2:					
Schools:					
Area Features:	Arts Centre, Hospital, Place of Worship, Quiet Area				
Feat/Amenities:	BBQs Permitted, Visitor Parking, Year Round Road Access, Year Round Living				
Inclusions:	DISHWASHER, MICROWAVE, ALL LIGHT FIXTURES, ALL WINDOW TREATMENTS, GARAGE DOOR OPENER AND REMOTE(S)				
Exclusions:					

Listing Brokerage: [Re/Max Niagara Realty Ltd.Brokerage, Brokerage](#)

Courtesy of: **Hongjae Lee, Salesperson**
Phone: **(905) 637-1700** Email: lee.budongsan@gmail.com

30712485
ACTIVE

15 Justin Crescent, St. Catharines

\$629,000
Sale



Listing Information

Type: **Detached**
Style: **Bungalow/Ranch - Raised**
Region: **Niagara**
Municipality: **St. Catharines (4)**
Neighbhd: **Rykert / Vansickle (454)**
Cross Street:
Location: **Urban**
Age / Year: **6-15 Years /**
Zoning: **R1**

Fronting On: **North**
Lot Front/Depth: **58.60 Feet / 108.27 Feet**
Acres/Range: **less than .50**

Legal Desc: **LOT 1, PLAN 30M312, ST. CATHARINES**

DOM: **5**
Prop Type: **Residential**
Sub Type: **Freehold**
Rooms: **8**
Bedrooms: **4 (3 + 1)**
Bathrooms: **3 (3 + 0)**
2 pc Baths: **0**
3 pc Baths: **1**
4 pc Baths: **2**
5+ pc Baths: **0**

Sq Ft / Src: **1,748 / Public Records**
Lot Shape: **Rectangular**
Lot Irregs:

Room Details

Room Name	Level	L/W/H Imperial	L/W/H Metric	Room Features
Liv ing Room	M	14'6" x 12'0"	4.42 x 3.66	
Dining Room	M	15'0" x 12'0"	4.57 x 3.66	
Eat in Kitchen	M	15'0" x 13'6"	4.57 x 4.11	
Bathroom	M			4-Piece
Bedroom	M	10'2" x 14'0"	3.1 x 4.27	
Bedroom	M	14'0" x 10'2"	4.27 x 3.1	
Master Bedroom	M	18'8" x 11'0"	5.69 x 3.35	
Ensuite	M			4-Piece
Recreation Room	B	25'0" x 12'0"	7.62 x 3.66	
Bathroom	B			3-Piece
Bedroom	B	13'0" x 12'0"	3.96 x 3.66	

Property Details

Foundation: **Poured Concrete**
Exterior Finish: **Brick Front, Vinyl Siding**
Roof Type/
Shingles rplcd: **Asphalt Shingle /**
Basement: **Yes(Full)**
Basement Devel: **Fully Finished**
Parking (spaces): **Private Double Wide(2)**
Garage (spaces): **Attached[2]**
Other Structures:
Air Conditioning: **Central Air**
Rental Items: **Hot Water Heater**

Heat Src/Type: **Gas / Forced Air**
Fireplace: **Natural Gas**
Water Src/Supply: **Municipal /**
Water Meter: **Yes**
Sewer: **Sewer**
UFFI: **No**
Energy Cert Lvl:
Amps/Volts: **/**

Soil Type:
Waterfront:
Pool: **None**
Visitable:
Elevator/Escalator:
Retirement Com:
Recreational Use:

Public Remarks

Welcome home to 15 Justin Court, located in Western Hill, also known as West Brock. Mature landscaping creates lovely curb appeal with this red brick raised bungalow featuring attached 2 car garage. This 3+1 bedroom, 3 bath home offers a traditional floor plan with spacious open concept principle rooms. The main floor of the home offers an open concept living/dining room that boasts large windows and vaulted ceilings. Just off the living/dining area you will find a spacious kitchen w/ample storage, S/S appliances and walkout to backyard. Also found on the main floor are two large, bright bedrooms and shared 4 pc bath. The upper level offers a private master suite with large spa-like 4 pc bath including jetted soaker tub. The finished lower level features a large bright rec room with gas fireplace & full sized windows. Also found on the lower level is the 4th bedroom, and shared 3 pc bath. The backyard oasis offers a large raised deck, perfect for entertaining and boasts a very private backyard care of mature trees and landscaping. Close to Decew Falls, the Penn Center, Brock University and the new General Hospital, this home features a fantastic location as well. With ample space to live and room to grow this is the perfect family home, all you need to do is unpack! Book your showing today!

Financial / Additional Listing Information

Commence Date: **02/19/2019**
Selling Date:
Ownership Type: **Freehold**
Condo Corp#:
Condo Fee:
Included in Fees:
Virtual Tour 1: <https://my.matterport.com/show/?m=5q2aXHHkuja&mls=1>
Virtual Tour 2:
Schools:
Area Features:
Feat/Amenities:
Inclusions:
Exclusions:

Taxes/Year: **5,360.00/2018**
Assessment: **392,000/2016**
HST Applicable: **Included**
Survey: **None**
Addl Mthly Fees:

Possession: **30 - 59 Days**
Possession Date:
SPIS: **No**

Listing Brokerage: [Re/Max Niagara Realty Ltd, Brokerage, Brokerage](#)

Courtesy of: **Hongjae Lee, Salesperson**
Phone: **(905) 637-1700** Email: lee.budongsan@gmail.com

30714505
ACTIVE

13 Goodman Crescent, St. Catharines

\$669,900
Sale



Listing Information

Type: **Detached**
Style: **2 Storey**
Region: **Niagara**
Municipality: **St. Catharines (4)**
Neighbhd: **Rykert / Vansickle (454)**
Cross Street:
Location: **Urban**
Age / Year: **16-30 Years / 1997**
Zoning: **R1**

Fronting On: **East**
Lot Front/Depth: **42.47 Ft / 172.43 Ft**
Acres/Range: **less than .50**

Legal Desc

PCL 3-1, SEC 30M245; LT 3, PL30M245; ST. CATHARINES

DOM: **3**
Prop Type: **Residential**
Sub Type: **Freehold**
Rooms: **15**
Bedrooms: **4 (4 + 0)**
Bathrooms: **3 (2 + 1)**
2 pc Baths: **1**
3 pc Baths: **0**
4 pc Baths: **2**
5+ pc Baths: **0**

Sq Ft / Src: **2,404 / Public Records**
Lot Shape: **Irregular**
Lot Irregs: **Pie Shaped Lot**

Next OH: **Public: Sun Feb 24, 2:00PM-4:00PM**

Room Details

Room Name	Level	L/W/H Imperial	L/W/H Metric	Room Features
Living Room	M	11'11" x 11'0"	3.63 x 3.35	
Office	M	9'0" x 8'11"	2.74 x 2.72	
Family Room	M	16'2" x 13'0"	4.93 x 3.96	
Dining Room	M	11'0" x 10'11"	3.35 x 3.33	
Eat in Kitchen	M	14'10" x 10'11"	4.52 x 3.33	Sliding Doors
Bathroom	M	0'0" x 0'0"	0 x 0	2-Piece
Laundry Room	M	7'11" x 5'3"	2.41 x 1.6	Inside Entry
Ensuite	2	12'6" x 9'6"	3.81 x 2.9	4-Piece, Jetted Bathtub
Master Bedroom	2	16'0" x 12'0"	4.88 x 3.66	Walk-in Closet
Bedroom	2	16'0" x 12'3"	4.88 x 3.73	
Bedroom	2	15'7" x 11'3"	4.75 x 3.43	
Bedroom	2	10'0" x 9'4"	3.05 x 2.84	
Bathroom	2	0'0" x 0'0"	0 x 0	4-Piece
Sitting Room	2	7'2" x 7'5"	2.18 x 2.26	
Foyer	M	10'10" x 4'9"	3.3 x 1.45	

Property Details

Foundation:	Poured Concrete	Heat Src/Type:	Gas / Forced Air	Soil Type:	
Exterior Finish:	Brick, Vinyl Siding	Fireplace:	Natural Gas	Waterfront:	None
Roof Type/ Shingles rplcd:	Asphalt Shingle / 2010	Water Src/Supply:	Municipal /	Pool:	None
Basement:	Yes(Full)	Water Meter:		Visitable:	
Basement Devel:	Unfinished	Sewer:	Sewer	Elevator/Escalator:	No
Parking (spaces):	Private Double Wide(4)	UFFI:	No	Retirement Com:	No
Garage (spaces):	Attached[2]	Energy Cert Lvl:		Recreational Use:	No
Other Structures:	Gazebo, Shed, Other (see Remarks)	Amps/Volts:	/		
Air Conditioning:	Central Air				
Rental Items:	Hot Water Heater				

Public Remarks

Extremely well maintained one owner home in beautiful move in condition. From the minute you pull onto the driveway, you will notice quality & the attention to every detail of this home. Immaculate pie-shaped lot, landscaped with gardens, interlocking brick walkways and a double paved driveway. Step over the threshold of this pristine 4 bedroom home and discover a main floor office (or main floor bedroom if needed), 2 piece washroom, main floor laundry, kitchen with Quartz counters, formal living & dining rooms with bay window, bevelled French doors & main floor family room with gas fireplace. Upstairs has a Master bedroom with sitting area, walk in closet & full ensuite plus 3 more generous sized bedrooms with shared 4 piece bathroom. Recent improvements include: 2 exterior garage doors, gas furnace and central air(2012), roof shingles(2010), engineered hand scraped hardwood on most of the main level in 2009 & 2011, new weather stripping on most windows in 2018, carpet on stairs in 2016, basement newly insulated Oct. 2018. Other features: tiered deck with Pergola, 2 separate entry coat closets, attic storage in garage, jet tub in ensuite, full sprinkler system, shed in 2013 & new curbs in 2018. This 1997 Monarch built home is situated on a quiet crescent, walking distance to Club Roma with play park and community centre. Also, near the desirable Power Glen School. Convenient to the 660 Hectare Short Hills Provincial Park, Winery Route & the Escarpment.

Financial / Additional Listing Information

Commence Date:	02/21/2019	Taxes/Year:	5,853.00/2018	Possession:	Flexible
Selling Date:		Assessment:	408,500/2018	Possession Date:	
Ownership Type:	Freehold	HST Applicable:	Included	SPIS	No
Condo Corp#:		Survey:	Unknown		
Condo Fee:		Addl Mthly Fees:			
Included in Fees:					
Virtual Tour 1:	http://www.myvisuallistings.com/vtnb/274318				
Virtual Tour 2:	http://www.myvisuallistings.com/vt/274318				
Schools:	Power Glen Sir Winston Churchill				
Area Features:	Hospital, Level, Park, Place of Worship, Quiet Area, Schools				
Feat/Amenities:					
Inclusions:	Bosch Diswasher, All Blinds, All light Fixtures, Refrigerator, Stove				
Exclusions:	Freezer, Washer, Dryer				

Listing Brokerage: **Royal LePage Nrc Realty, Brokerage**

Courtesy of: **Hongjae Lee, Salesperson**
Phone: **(905) 637-1700** Email: **lee.budongsan@gmail.com**

30714800
ACTIVE

3 Hillside Drive, St. Davids

\$679,900
Sale



Listing Information

Type: **Townhouse**
Style: **Bungalow**
Region: **Niagara**
Municipality: **Niagara-on-the-Lake (1)**
Neighbrhd: **St. Davids (105)**
Cross Street:
Location: **Urban**
Age / Year: **6-15 Years / 2012**
Zoning: **RM**

Fronting On:
Lot Front/Depth: **42.32 Ft / 61.65 Ft**
Acres/Range

DOM: **1**
Prop Type: **Residential**
Sub Type: **Condominium**
Rooms: **7**
Bedrooms: **3 (2 + 1)**
Bathrooms: **3 (3 + 0)**
2 pc Baths: **0**
3 pc Baths: **2**
4 pc Baths: **1**
5+ pc Baths: **0**
Sq Ft / Src: **1,316 / Builder floor plan(s)**
Lot Shape:
Lot Irregs:

Legal Desc

UNIT 2, LEVEL 1, NIAGARA NORTH VACANT LAND CONDOMINIUM PLAN NO. 214 AND ITS APPURTENANT INTEREST SUBJECT TO EASEMENTS AS SET OUT IN SCHEDULE A AS IN NR254646 TOWN OF NIAGARA-ON-THE-LAKE

Room Details

Room Name	Level	L/W/H Imperial	L/W/H Metric	Room Features
Master Bedroom	M	12'0" x 16'11"	3.66 x 5.16	
Bedroom	M	14'1" x 10'11"	4.29 x 3.33	
Kitchen	M	14'2" x 11'2"	4.32 x 3.4	
Dinette	M	10'11" x 8'1"	3.33 x 2.46	
Living Room	M	12'6" x 21'4"	3.81 x 6.43	
Bathroom	M			Fireplace 4-Piece
Ensuite	M			3-Piece
Bedroom	LLP	11'0" x 12'3"	3.35 x 3.73	
Recreation Room	LLP	29'5" x 26'9"	8.97 x 8.15	Fireplace, Sliding Doors
Bathroom	LLP			3-Piece

Property Details

Foundation: **Poured Concrete**
Exterior Finish: **Board & Batten, Stone**
Roof Type/
Shingles rplcd: **Asphalt Shingle /**
Basement: **Yes(Full)**
Basement Devel: **Partially Finished**
Parking (spaces): **Private Double Wide(2)**
Garage (spaces): **Attached, Inside Entry[2]**
Other Structures:
Air Conditioning: **Central Air**
Rental Items: **Hot Water Heater**

Heat Src/Type: **Gas / Forced Air**
Fireplace: **Natural Gas**
Water Src/Supply: **Municipal /**
Water Meter: **Yes**
Sewer: **Sewer**
UFFI:
Energy Cert Lvl:
Amps/Volts: **/**

Soil Type:
Waterfront:
Pool: **None**
Visible:
Elevator/Escalator:
Retirement Com:
Recreational Use:

Public Remarks

Prime location available!! This outstanding 2+1 bedroom 3 bathroom basement walkout bungalow townhome with double car garage is truly a remarkable home. No detail was missed, and no cost was spared in the design and construction. There are upgrades you expect like hardwood floors, beautifully designed custom cabinets an open concept kitchen/great room with gas fireplace and a combination of 9 foot and vaulted ceilings, patio door to covered balcony overlooking luscious landscape and no rear neighbours. Large master bedroom coffered ceiling, 3pc ensuite with window and walk-in closet, second bedroom or den and 4pc bathroom with natural light from the sun tunnel. But also included is a main floor laundry hookup currently being used as a pantry, (laundry hook ups in basement currently) a bright finished basement with bedroom enjoying a large window, and walk-out to a private patio, huge rec room and a stunning stone gas fireplace with extra space for a future bar or games area, the 3rd bath includes 4'shower. Still lots of storage. Quality built by Grey Forest Homes. Even the location is premium in sought after Harvest Creek located in the quaint town of St. Davids giving you the opportunity to enjoy all the local wineries, walking trails, shopping, tennis courts, pool, Old Town Niagara-on-the-Lake just minutes away as well as close to the US boarder.

Financial / Additional Listing Information

Commence Date: **02/23/2019**
Selling Date:
Ownership Type: **Condominium**
Condo Corp#: **214**
Condo Fee: **\$170.00**
Included in Fees: **Common Elements, Parking, Property Management Fees**
Virtual Tour 1:
Virtual Tour 2: https://youriguide.com/3_hillside_dr_niagara_on_the_lake_on
Schools:
Area Features: **Greenbelt/Conservation, Major Highway, Rec./Commun.Centre, Schools, Sloping, View from Escarpment**
Feat/Amenities: **BBQs Permitted, Year Round Living**
Inclusions: **dishwasher, built-in microwave, garage door opener & remote, basement fridge**
Exclusions:

Taxes/Year: **3,661.00/2018** Possession: **Flexible**
Assessment: **362,500/2018** Possession Date:
HST Applicable: **Included** SPIS **No**
Survey:
Addl Mthly Fees:

Listing Brokerage: [Royal LePage Nrc Realty, Krds, Brokerage](#)

Courtesy of: **Hongjae Lee, Salesperson**
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H4046496
ACTIVE

13 Mulberry Lane, Grimsby

\$679,900
Sale



Listing Information

Type:	Detached	DOM:	5
Style:	2 Storey	Prop Type:	Residential
Region:	Niagara	Sub Type:	Freehold
Municipality:	Grimsby (54)	Rooms:	6
Neighbrhd:	Grimsby West (541)	Bedrooms:	3 (3 + 0)
Cross Street:	Chestnut	Bathrooms:	4 (3 + 1)
Location:	Urban	2 pc Baths:	1
Age / Year:	6-15 Years / 2011	3 pc Baths:	1
Zoning:		4 pc Baths:	2
		5+ pc Baths:	0
Fronting On:	North	Sq Ft / Src:	1,810 / Builder floor plan(s)
Lot Front/Depth:	32.88 Feet / 94.73 Feet	Lot Shape:	Irregular
Acres/Range:	less than .50	Lot Irregs:	

Legal Desc

LOT 14, PLAN 30M392 SUBJECT TO AN EASEMENT IN GROSS OVER PTS 16, 17 & 18 ON 30R13565 AS IN NR247098 SUBJECT TO AN EASEMENT FOR ENTRY UNTIL 2015/10/28 AS IN NR253995 TOWN OF GRIMSBY

Room Details

Room Name	Level	L/W/H Imperial	L/W/H Metric	Room Features
Bathroom	B			3-Piece
Storage Room	B			
Family Room	B	12'9" x 27'0"	3.89 x 8.23	
Den/Bedroom	B	12'8" x 10'7"	3.86 x 3.23	
Foyer	M	6'0" x 6'0"	1.83 x 1.83	
Bathroom	M			2-Piece
Kitchen	M	10'3" x 9'8"	3.12 x 2.95	
Breakfast	M	9'8" x 8'8"	2.95 x 2.64	
Living Room/Dining Room	M	19'3" x 13'10"	5.87 x 4.22	
Bedroom	2	13'5" x 9'10"	4.09 x 3	
Bedroom	2	11'0" x 10'5"	3.35 x 3.17	
Master Bedroom	M	17'0" x 14'8"	5.18 x 4.47	
Laundry Room	M			
Bathroom	2			4-Piece
Ensuite	2			4-Piece

Property Details

Foundation:	Poured Concrete	Heat Src/Type:	Gas / Forced Air	Soil Type:	Loam
Exterior Finish:	Brick, Stone, Vinyl Siding	Fireplace:	Fireplace Insert	Waterfront:	None
Roof Type/ Shingles rplcd:	Asphalt Shingle /	Water Src/Supply:	Municipal /	Pool:	None
Basement:	(Full)	Water Meter:	Yes	Visitable:	
Basement Devel:	Fully Finished	Sewer:	Sewer	Elevator/Escalator:	No
Parking (spaces):	Private Double Wide(2)	UFFI:	No	Retirement Com:	
Garage (spaces):	Attached[2]	Energy Cert Lvl:		Recreational Use:	
Other Structures:		Amps/Volts:	100 /		
Air Conditioning:	Central Air				
Rental Items:	Hot Water Heater				

Public Remarks

MOVE IN READY!!! Look no further, (Losani Stonehaven Model 1810 sq ft.) Amazing single family home located in sought after Grimsby neighborhood. This 2 storey home comes with all the bells and whistles. Maple hardwood floors on main level and 2nd floor landing, oak staircase, granite and quartz countertops throughout, California shutters and so much more! Upon entering the front door there is an inviting, spacious living / dining room with gas fireplace. This open concept first floor is complete with a modern kitchen boasting a large quartz countertop island is a statement piece , perfect for entertaining or family gatherings. Patio doors from the breakfast nook leads you to a professionally landscaped backyard. The upper level is perfect with large spacious bedrooms, 4 piece bath and 2nd floor laundry. The bright, airy master bedroom will please everyone with the large walk-in closet and 4 piece master ensuite. Completing this dream home is a professionally finished lower level which will provide a comfortable retreat for entertaining or relaxing, boasting a large 4 piece bath and extra bedroom/office.. You will be proud to call 13 Mulberry Lane home , it is waiting to fulfill your dreams. Your search for a home is over.

Financial / Additional Listing Information

Commence Date:	02/19/2019	Taxes/Year:	4,782.00/2018	Possession:	Flexible
Selling Date:		Assessment:	429,000/2016	Possession Date:	08/01/2019
Ownership Type:		HST Applicable:	Included	SPIS	No
Condo Corp#:		Survey:	Unknown		
Condo Fee:		Add Mthly Fees:			

Virtual Tour 1: <https://storage.googleapis.com/marketplace-public/slideshows/PE7oSzvJYLhEqZCRiKo5c6ec8750eb844789b8e406de4062251DOrXC9boQtzrYU26iP5H.mp4>

Virtual Tour 2: **Our Lady of Fatima Lakeview Public Grimsby Secondary Blessed Trinity Beach, Marina, Park, Place of Worship, Public Transit, Quiet Area, Schools**

Feat/Amenities: **fridge, stove, dishwasher, range microwave, all existing light fixtures and all existing window blinds, auto garage opener and remotes, c/vac and attachments**

Inclusions:

Exclusions:

Listing Brokerage: [Cirrius Realty Inc., Brokerage](#)

Courtesy of: **Hongjae Lee, Salesperson**
Phone: **(905) 637-1700** Email: **lee.budongsan@gmail.com**

30714462
ACTIVE

28 Cherryridge Boulevard, Fenwick

\$695,000
Sale



Listing Information

Type: **Detached Bungalow**
Style: **Niagara**
Region: **Fonthill/Pelham (6)**
Municipality: **Pelham Fenwick (664)**
Neighbhd: **Urban**
Cross Street: **6-15 Years / 2005**
Location: **R1**
Age / Year: **West**
Zoning: **148.33 Feet / 89.76 Feet**
Fronting On: **less than .50**

Lot Front/Depth: **West**
Acres/Range: **148.33 Feet / 89.76 Feet**
Legal Desc: **less than .50**

Legal Desc: **PCL PLAN-1 SEC 59M220; LT 123 PL 59M220 ; PELHAM**

DOM: **2**
Prop Type: **Residential**
Sub Type: **Freehold**
Rooms: **10**
Bedrooms: **3 (3 + 0)**
Bathrooms: **3 (2 + 1)**
2 pc Baths: **1**
3 pc Baths: **0**
4 pc Baths: **2**
5+ pc Baths: **0**

Sq Ft / Src: **1,900 / Public Records**
Lot Shape: **Rectangular**
Lot Irregs:

Room Details

Room Name	Level	L/W/H Imperial	L/W/H Metric	Room Features
Foyer	M	11'5" x 9'11"	3.48 x 3.02	
Living Room/Dining Room	M	23'7" x 19'10"	7.19 x 6.05	
Eat in Kitchen	M	22'2" x 17'0"	6.76 x 5.18	
Laundry Room	M	8'8" x 7'11"	2.64 x 2.41	
Bathroom	M			2-Piece
Master Bedroom	M	16'0" x 14'3"	4.88 x 4.34	Walk-in Closet
Ensuite	M			4-Piece
Bathroom	M			4-Piece, Ensuite Privilege
Bedroom	M	12'0" x 11'9"	3.66 x 3.58	
Bedroom	M	12'3" x 12'0"	3.73 x 3.66	

Property Details

Foundation: **Poured Concrete**
Exterior Finish: **Brick Front, Stucco (Plaster)**
Roof Type/Shingles rplcd: **Asphalt Shingle /**
Basement: **Yes(Full)**
Basement Devel: **Unfinished**
Parking (spaces): **Private Double Wide(2)**
Garage (spaces): **Attached(2)[2]**
Other Structures:
Air Conditioning: **Central Air**
Rental Items: **Hot Water Heater**

Heat Src/Type: **Gas / Forced Air**
Fireplace: **Natural Gas**
Water Src/Supply: **Municipal /**
Water Meter: **Yes**
Sewer: **Sewer**
UFFI: **No**
Energy Cert Lvl:
Amps/Volts: **/**

Soil Type:
Waterfront:
Pool: **None**
Visitable:
Elevator/Escalator:
Retirement Com:
Recreational Use:

Public Remarks

CHERRYRIDGE ESTATES FENWICK'S FINEST EXECUTIVE SUBDIVISION ALL BRICK SPRAWLING CUSTOM RANCH BUNGALOW 1900 SQ.FT, OVERSIZE WINDOWS AND DOORS, WONDERFUL NATURAL LIGHTING, 9 FT CEILINGS. SPACIOUS EAT IN KITCHEN WITH GOURMET MAPLE KITCHEN, GRANITE COUNTER TOP/ BREAKFAST BAR PERFECT FOR THE CHEF IN THE FAMILY OR PERFECT FOR ENTERTAINING. OPEN CONCEPT PLAN, GREAT ROOM WITH VAULTED CEILINGS & 2 SKYLIGHTS, DOUBLE SIDED GAS FIREPLACE BETWEEN KITCHEN & GREAT ROOM, GARDEN DOORS TO UPPER LEVEL COVERED DECK, ALL HARDWOOD & TILED FLOORS THROUGHOUT, NO CARPET, MAIN FLOOR LAUNDRY, BONUS 2PC BATHROOM FROM THE GARAGE, GRAND MASTER SUITE WITH UPDATED ENSUITE BATHROOM, TILED SHOWER, DOUBLE VANITY SINK, WALK IN CLOSET, SEPARATE GARDEN DOOR TO UPPER LEVEL COVERED DECK, 2 MORE BEDROOMS WITH MAIN 4 PC BATHROOM. FULL BASEMENT WITH 3 WALK OUT ENTRANCES TO COVERED PATIO AREA. READY FOR YOUR FINISHING TOUCH. PERFECT SET UP FOR AN INLAW SUITE, WITH PLENTY OF ROOM FOR THE TEENS OR ADDED HOME OFFICE SPACE, 200 AMP SERVICE, CENTRAL VACUUM. PROFESSIONAL LANDSCAPING, ARMOR ROCK, DECORATIVE STONE PATIO AND WALKWAY. AMAZING PERINAL AND VEGETABLE GARDEN AND ORNAMENTAL TREES. CONCRETE DRIVE, OVERSIZE DOUBLE GARAGE WITH LOTS OF WINDOWS. A TRULY IMMACULATE HOME! GET READY FOR YOUR NEXT MOVE! Features Area Influences: School Bus Route,

Financial / Additional Listing Information

Commence Date: **02/22/2019**
Selling Date:
Ownership Type: **Freehold**
Condo Corp#:
Condo Fee:
Included in Fees:
Virtual Tour 1:
Virtual Tour 2:
Schools:
Area Features:
Feat/Amenities:
Inclusions:
Exclusions:

Taxes/Year: **5,940.35/2018**
Assessment: **484,250/2019**
HST Applicable: **Included**
Survey: **Unknown**
Addl Mthly Fees:

Possession: **90+ Days**
Possession Date:
SPIS: **No**

Wellington Heights, ST. ALEXANDERS
Cul de Sac/Dead End, Level, Park, Place of Worship, Schools, Other (see Remarks)
built-in dishwasher, 2 garage door openers.
2 planters, bird bath.

Listing Brokerage: **Royal LePage Nrc Realty, Brokerage**

Courtesy of: **Hongjae Lee, Salesperson**
Phone: **(905) 637-1700** Email: **lee.budongsan@gmail.com**

30710730
ACTIVE

10 Griffith Drive, Grimsby

\$699,000
Sale

Listing Information



Type: **Detached**
Style: **2 Storey**
Region: **Niagara**
Municipality: **Grimsby (54)**
Neighbhd: **Grimsby East (542)**
Cross Street:
Location: **Urban**
Age / Year: **16-30 Years / 1997**
Zoning: **R1**

Fronting On: **East**
Lot Front/Depth: **34.55 Ft / 106.23 Ft**
Acres/Range: **less than .50**

Legal Desc: **LT 62 PL 30M236 ; S/T LT146693, S/T RIGHT FOR FIVE(5) YEARS FROM 98.04.24 AS IN LT160754**

DOM: **5**
Prop Type: **Residential**
Sub Type: **Freehold**
Rooms: **8**
Bedrooms: **3 (3 + 0)**
Bathrooms: **3 (2 + 1)**
2 pc Baths: **1**
3 pc Baths: **0**
4 pc Baths: **2**
5+ pc Baths: **0**

Sq Ft / Src: **1,695 / Builder floor plan(s)**
Lot Shape: **Rectangular**
Lot Irregs: **NONE**

Room Details

Room Name	Level	L/W/H Imperial	L/W/H Metric	Room Features
Kitchen	M	12'0" x 20'5"	3.66 x 6.22	
Living Room/Dining Room	M	12'0" x 25'3"	3.66 x 7.7	
Bathroom	M			2-Piece
Master Bedroom	2	12'0" x 14'4"	3.66 x 4.37	
Bedroom	2	13'0" x 11'4"	3.96 x 3.45	
Bedroom	2	12'1" x 13'4"	3.68 x 4.06	
Bathroom	2			4-Piece
Ensuite	2			4-Piece
Family Room	B	29'0" x 15'6"	8.84 x 4.72	
Laundry Room	B			

Property Details

Foundation: **Poured Concrete**
Exterior Finish: **Brick, Vinyl Siding**
Roof Type/Shingles rplcd: **Asphalt Shingle / 2012**
Basement: **Yes(Full)**
Basement Devel: **Fully Finished**
Parking (spaces): **Front Yard(4)**
Garage (spaces): **Attached[1.5]**
Other Structures:
Air Conditioning: **Central Air**
Rental Items: **Hot Water Heater**

Heat Src/Type: **Gas / Forced Air**
Fireplace: **Natural Gas**
Water Src/Supply: **Municipal /**
Water Meter: **Yes**
Sewer: **Sewer**
UFFI: **No**
Energy Cert Lvl:
Amps/Volts: **/**

Soil Type:
Waterfront: **None**
Pool: **None**
Visitable:
Elevator/Escalator: **No**
Retirement Com:
Recreational Use:

Public Remarks

THIS BEAUTIFUL CUSTOM BUILT 2 STORY HOME BUILT IN 1997 BY HOME CORP BUILDING GROUP, IN BEAUTIFUL DORCHESTER ESTATES IS MOVE IN READY. THIS HOME HAS MANY UPDATES INCLUDING KITCHEN (2014), QUARTZ COUNTER TOPS, CERAMIC AND HARDWOOD FLOORING THROUGHOUT, CROWN MOLDING AND WAINSCOTING, 2 PC POWDER ROOM, 2 GAS FIREPLACES, 3 PC BATHROOM, 4 PC ENSUITE, ROOF (2011), GARAGE DOOR (2013), 2 GDO REMOTES, GARAGE COUNTER TOPS & CABINETS, (GARAGE IS HEATED), FURNACE & CENTRAL AIR (2014), HOT WATER TANK (2014), BASEMENT REC ROOM WITH GAS FIREPLACE, OAK WET BAR AND ROUGH-IN FOR BATHROOM, LAUNDRY ROOM, PERENNIAL GARDEN, REAR DECK REBUILT - CEDAR (2017), GAS HOOK UP FOR BBQ, SPRINKLER SYSTEM FRONT/BACK, POND, AGGREGATE WALK WAY WITH WHEELCHAIR ACCESSIBILITY. MINUTES TO HWY, HOSPITAL AND LOCAL SCHOOLS. MAKE GRIMSBY YOUR NEW HOME!

Financial / Additional Listing Information

Commence Date: **02/19/2019**
Selling Date:
Ownership Type: **Freehold**
Condo Corp#:
Condo Fee:
Included in Fees:
Virtual Tour 1:
Virtual Tour 2:
Schools:
Area Features:
Feat/Amenities:
Inclusions:

Taxes/Year: **4,545.16/2018**
Assessment: **432,000/2018**
HST Applicable: **Included**
Survey: **Available**
Addl Mthly Fees:

Possession: **Flexible**
Possession Date:
SPIS: **No**

Exclusions: **WINDOW COVERINGS, ELECTRICAL LIGHT FIXTURES, SMOKE & CO2 DETECTORS, SS BUILT-IN BOSCH DISHWASHER GARAGE AIR COMPRESSOR & GARDEN ROCK, MOLSON DECK LIGHTS, BIRD FEEDER & BATH, DECORATIVE FISH BUOYS ON BACK FENCE, APPLIANCES ARE NEGOTIABLE. S.S. SAMSUNG FRIDGE & GAS STOVE, LG WASHER & DRYER (6 YEARS OLD) AS IS.**

Listing Brokerage: **Royal LePage Nrc Realty, Brokerage**

Courtesy of: **Hongjae Lee, Salesperson**
Phone: **(905) 637-1700** Email: **lee.budongsan@gmail.com**

H4046447
ACTIVE

7623 Oldfield Road, Niagara Falls

\$699,900
Sale



Listing Information

Type: **Detached**
Style: **2 Storey**
Region: **Niagara**
Municipality: **Niagara Falls (2)**
Neighbourhd: **Industrial S. (221)**
Cross Street: **Drummond Rd**
Location: **Urban**
Age / Year: **0-5 Years /**
Zoning: **RES**

DOM: **5**
Prop Type: **Residential**
Sub Type: **Freehold**
Rooms: **7**
Bedrooms: **4 (4 + 0)**
Bathrooms: **3 (2 + 1)**
2 pc Baths: **1**
3 pc Baths: **1**
4 pc Baths: **1**
5+ pc Baths: **0**

Fronting On:

Sq Ft / Src: **2,497 / Builder floor**

Lot Front/Depth: **51.21 Feet / 122.47 Feet**
Acres/Range: **less than .50**

Lot Shape: **Rectangular**
Lot Irregs:

Legal Desc

LOT 107, PLAN 59M421 SUBJECT TO AN EASEMENT IN GROSS OVER PT 2, 59R15212 AS IN SN440729 SUBJECT TO AN EASEMENT IN GROSS OVER PT 7, 59R15112 AS IN SN440729 SUBJECT TO AN EASEMENT FOR ENTRY AS IN SN507904 CITY OF NIAGARA FALLS

Room Details

Room Name	Level	L/W/H Imperial	L/W/H Metric	Room Features
Foyer	M	8' x 7'	2.44 x 2.13	
Dining Room	M	14'4" x 10'	4.37 x 3.05	
Eat in Kitchen	M	10'6" x 15'	3.2 x 4.57	
Living Room	M	15' x 19'10"	4.57 x 6.05	
Bathroom	M			2-Piece
Laundry Room	M	7'2" x 7'5"	2.18 x 2.26	
Bedroom	2	10' x 17'	3.05 x 5.18	
Master Bedroom	2	17' x 13'8"	5.18 x 4.17	
Ensuite	2			4-Piece
Bathroom	2			3-Piece
Bedroom	2	11' x 13'	3.35 x 3.96	
Bedroom	2	17' x 11'	5.18 x 3.35	
Utility	B			
Storage Room	B			

Property Details

Foundation: **Poured Concrete**
Exterior Finish: **Stone, Stucco (Plaster)**
Roof Type/ Shingles rplcd: **Asphalt Shingle /**
Basement: **(Full)**
Basement Devel: **Unfinished**
Parking (spaces): **Private Double Wide(6)**
Garage (spaces): **Attached[2]**
Other Structures:
Air Conditioning: **Central Air**
Rental Items: **Hot Water Heater**

Heat Src/Type: **Gas / Forced Air**
Fireplace: **Natural Gas**
Water Src/Supply: **Municipal /**
Water Meter: **Yes**
Sewer: **Sewer**
UFFI:
Energy Cert Lvl:
Amps/Volts: **/**

Soil Type:
Waterfront:
Pool: **None**
Visitable: **No**
Elevator/Escalator:
Retirement Com: **No**
Recreational Use: **No**

Public Remarks

Newly constructed home custom built home in a sought after neighbourhood in Niagara Falls! Impressive and luxurious, professionally designed from top-to-bottom with the most exquisite quality and elegant features throughout - 2500 square feet of flawless living space meticulously finished with every detail considered! Magazine ready decor boasting bright contemporary tones and accents creating dramatic flow from room to room. Terrific location, located minutes away from your main tourist attractions and seconds away from your main commuter transit routes including your QEW access!

Financial / Additional Listing Information

Commence Date: **02/19/2019**
Selling Date:
Ownership Type:
Condo Corp#:
Condo Fee:
Included in Fees:
Virtual Tour 1:
Virtual Tour 2:
Schools:
Area Features:
Feat/Amenities:
Inclusions:
Exclusions:

Taxes/Year: **1.00/2018**
Assessment: **83,500/2016**
HST Applicable: **No**
Survey: **None**
Addl Mthly Fees:

Possession: **Immediate**
Possession Date:
SPIS: **No**

All Window Coverings, All Electrical Light Fixtures, All Bathroom Mirrors, Dishwasher, Fridge, Stove, Hood Fan

Listing Brokerage: [Re/Max Escarpment Golfi Realty Inc., Brokerage](#)

Courtesy of: **Hongjae Lee, Salesperson**
Phone: **(905) 637-1700** Email: lee.budongsan@gmail.com