

Listing Information Sheet

H4047077
ACTIVE

8142 Costabile Drive #13, Niagara Falls

\$414,900
Sale



Listing Information

Type: **Townhouse**
Style: **Bungalow**
Region: **Niagara**
Municipality: **Niagara Falls (2)**
Neighborhood: **W. Way / Ascot (213)**
Cross Street: **Kalar Rd**
Location: **Urban**
Age / Year: **16-30 Years / 2004**
Zoning:
Fronting On:
Lot Front/Depth: **.00 Feet /**
Acres/Range: **less than .50**
Legal Desc: **See Sch C**

DOM: **2**
Prop Type: **Residential**
Sub Type: **Condominium**
Rooms: **5**
Bedrooms: **2 (2 + 0)**
Bathrooms: **2 (2 + 0)**
2 pc Baths: **0**
3 pc Baths: **0**
4 pc Baths: **2**
5+ pc Baths: **0**
Sq Ft / Src: **1,625 / Public Records**
Lot Shape:
Lot Irregs:

Room Details

Room Name	Level	L/W/H Imperial	L/W/H Metric	Room Features
Foyer	M			
Great Room	M	22' x 14'	6.71 x 4.27	
Eat in Kitchen	M	12'6" x 12'6"	3.81 x 3.81	
Master Bedroom	M	13'6" x 13'6"	4.11 x 4.11	
Den	M	10'6" x 8'6"	3.2 x 2.59	
Bathroom	M			4-Piece
Bedroom	2	19' x 10'	5.79 x 3.05	
Bathroom	2			4-Piece
Recreation Room	B	22' x 24'	6.71 x 7.32	
Utility	B			
Cold Room	B	6' x 5'	1.83 x 1.52	
Laundry Room	B	7' x 3'6"	2.13 x 1.07	

Property Details

Foundation: **Poured Concrete**
Exterior Finish: **Stone, Stucco (Plaster)**
Roof Type/ Shingles rplcd: **Asphalt Shingle /**
Basement: **(Full)**
Basement Devel: **Fully Finished**
Parking (spaces): **Private Single Wide(1)**
Garage (spaces): **Attached, Inside Entry[1]**
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

Call today for your private viewing!

Financial / Additional Listing Information

Commence Date: **02/27/2019**
Selling Date:
Ownership Type:
Condo Corp#: **NCSS #71**
Condo Fee: **\$436.00**
Included in Fees: **Building Insurance, Exterior Maintenance, Parking, Water**
Virtual Tour 1:
Virtual Tour 2:
Schools:
Area Features:
Feat/Amenities: **None**
Inclusions: **Fridge, Stove, Dishwasher, Washer, Dryer**
Exclusions:
Taxes/Year: **2,906.65/2019**
Assessment: **224,000/2016**
HST Applicable: **No**
Survey: **None**
Addl Mthly Fees:
Possession: **Flexible**
Possession Date:
SPIS: **No**

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

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

The information on this system is from sources deemed reliable, but should not be relied upon without independent verification. All data contained in this system is property of REALTORS® Association of Hamilton-Burlington © 2018 or the originating source board/association.

30713192
ACTIVE

44 Church Street, Welland

\$299,000
Sale



Next OH: **Public: Sat Mar 9, 2:00PM-4:00PM**

Listing Information

Type:	Semi-Detached	DOM:	3
Style:	2 Storey	Prop Type:	Residential
Region:	Niagara	Sub Type:	Freehold
Municipality:	Welland (7)	Rooms:	7
Neighbrhd:	N. Welland (767)	Bedrooms:	3 (3 + 0)
Cross Street:		Bathrooms:	2 (1 + 1)
Location:	Urban	2 pc Baths:	1
Age / Year:	16-30 Years /	3 pc Baths:	0
Zoning:	RM2	4 pc Baths:	1
		5+ pc Baths:	0
Fronting On:	North	Sq Ft / Src:	1,056 / 3rd Party
Lot Front/Depth:	24.86 Feet / 99.85 Feet	Lot Shape:	Measuring Service
Acres/Range:	less than .50	Lot Irregs:	Rectangular
Legal Desc:	PLAN 1649 PTLOT 75 NP549 NP550 RP 59R2639 PART 2		
			none

Room Details

Room Name	Level	L/W/H Imperial	L/W/H Metric	Room Features
Kitchen	M	8'5" x 9'11"		
Dinette	M	11'3" x 8'5"		
Liv ing Room	M	14'6" x 11'2"		
Master Bedroom	2	12'9" x 9'2"		
Bedroom	2	9'6" x 8'2"		
Bedroom	2	11'2" x 7'7"		
Recreation Room	LLP	15'10" x 14'5"		
Laundry Room	LLP	9'0" x 7'5"		
Bathroom	2			4-Piece
Bathroom	LLP			2-Piece

Property Details

Foundation:	Poured Concrete	Heat Src/Type:	Gas / Forced Air	Soil Type:	Clay
Exterior Finish:	Aluminum Siding, Brick Front, Metal/Stone Siding, Other (see Remarks), Vinyl Siding	Fireplace:		Waterfront:	
Roof Type/ Shingles rplcd:	Fiberglass Shingle /	Water Src/Supply:	Municipal /	Pool:	None
Basement:	Yes(Full)	Water Meter:	Yes	Visitable:	
Basement Devel:	Fully Finished	Sewer:	Sewer	Elevator/ Escalator:	No
Parking (spaces):	Private Single Wide(3)	UFFI:	No	Retirement Com:	
Garage (spaces):	None	Energy Cert Lvl:		Recreational Use:	
Other Structures:	Shed	Amps/Volts:	/		
Air Conditioning:	Central Air				
Rental Items:	Hot Water Heater				

Public Remarks

LOCATION, LOCATION, LOCATION, Beautiful updated 2 story, 3 bedroom, 2 bath, Semi Detached in sought after North West Welland on historic Church St. Minutes to walking trails along the old canal, Aqueduct Street, schools and all other amenities Open concept kitchen, with large dining area.Good sized living room, bedrooms and master. Lower is completed finished. Priced to sell, hurry don't miss out. Piano in basement stays with the property.

Financial / Additional Listing Information

Commence Date:	02/26/2019	Taxes/Year:	2,296.00/2019	Possession:	Flexible
Selling Date:		Assessment:	156,000/2016	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:	St Kevins, Ross St Public Notre Dame, Centennial				
Area Features:	Library, Park, Place of Worship, Public Transit, Quiet Area, River/Stream, Schools, Wooded/Treed				
Feat/Amenities:					
Inclusions:	All window coverings, Stove, Washer, Dryer, Dishwasher, and Microwave. Rec Room Piano stays with the home.				
Exclusions:	None				

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

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

The information on this system is from sources deemed reliable, but should not be relied upon without independent verification. All data contained in this system is property of REALTORS® Association of Hamilton-Burlington © 2018 or the originating source board/association.

H4047007
ACTIVE

62 Ganton Trail, Welland

\$575,000
Sale



Listing Information

Type:	Attached/Row	DOM:	2
Style:	Bungalow	Prop Type:	Residential
Region:	Niagara	Sub Type:	Freehold
Municipality:	Welland (7)	Rooms:	5
Neighbhd:	Hwy 406/ Welland (766)	Bedrooms:	3 (2 + 1)
Cross Street:	Perth Trail	Bathrooms:	3 (3 + 0)
Location:	Rural	2 pc Baths:	0
Age / Year:	New /	3 pc Baths:	3
Zoning:		4 pc Baths:	0
		5+ pc Baths:	0
Fronting On:		Sq Ft / Src:	1,405 /
Lot Front/Depth:	29.25 Feet / 99.74 Feet	Lot Shape:	Rectangular
Acres/Range:	less than .50	Lot Irregs:	

PART BLOCK 50 PLAN 59M433 AS PARTS 3 AND 4 PLAN 59R16236 TOGETHER WITH AN EASEMENT AS IN R0678270 TOGETHER WITH AN EASEMENT OVER PART BLOCK 50 PLAN 59M433 AS PARTS 6 AND 7 PLAN 59R16236 AS IN SN561183 SUBJECT TO AN EASEMENT OVER PART 4 PLAN 59R16236 IN

Legal Desc

Room Details

Room Name	Level	L/W/H Imperial	L/W/H Metric	Room Features
Living Room	M	16' x 14'1"	4.88 x 4.29	
Dining Room	M	14'8" x 9'3"	4.47 x 2.82	
Kitchen	M	9' x 11'	2.74 x 3.35	
Master Bedroom	M	12' x 16'1"	3.66 x 4.9	
Bathroom	M			3-Piece
Ensuite	M			3-Piece
Bedroom	M	9' x 12'8"	2.74 x 3.86	
Bedroom	B	12'6" x 12'1"	3.81 x 3.68	
Family Room	B	15'6" x 21'	4.72 x 6.4	
Bathroom	B			3-Piece

Property Details

Foundation:	Poured Concrete	Heat Src/Type:	Gas / Forced Air	Soil Type:	
Exterior Finish:	Brick, Stone, Stucco (Plaster)	Fireplace:		Waterfront:	
Roof Type/ Shingles rplcd:	Asphalt Rolled /	Water Src/Supply:	Municipal /	Pool:	None
Basement:	(Full)	Water Meter:		Visitable:	
Basement Devel:	Fully Finished	Sewer:	Sewer	Elevator/Escalator:	
Parking (spaces):	Private Single Wide(2)	UFFI:		Retirement Com:	
Garage (spaces):	Attached[1.5]	Energy Cert Lvl:		Recreational Use:	
Other Structures:		Amps/Volts:	/		
Air Conditioning:	Central Air				
Rental Items:	Hot Water Heater				

Public Remarks

Legendary luxury at it's finest! This bungalow town is a transitional elevation in beautiful Hunters Pointe built by Award winning Luccchetta Homes. Choose your own luxury finishes. This home also includes a finished basement with a rec room, a bedroom, a three piece bathroom and large storage spaces. Association fee: \$262/month and includes the use of all amenities: indoor salt water pool, art fitness centre, tennis courts, hot tub, sauna games room, library, banquet centre, lawn care including grass cutting & trimming, snow removal, walkway shoveling & monitored security system.

Financial / Additional Listing Information

Commence Date:	02/27/2019	Taxes/Year:	100.00/2018	Possession:	Immediate
Selling Date:		Assessment:	87,000/2016	Possession Date:	
Ownership Type:		HST Applicable:	Included	SPIS	No
Condo Corp#:		Survey:	None		
Condo Fee:		Add Mthly Fees:	262		
Included in Fees:					
Virtual Tour 1:					
Virtual Tour 2:					
Schools:					
Area Features:					
Feat/Amenities:					
Inclusions:					
Exclusions:					

Listing Brokerage: [Purplebricks, Brokerage](#)

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

The information on this system is from sources deemed reliable, but should not be relied upon without independent verification. All data contained in this system is property of REALTORS® Association of Hamilton-Burlington © 2018 or the originating source board/association.

30713175
ACTIVE

7 Alsop Avenue, Fenwick

\$649,900
Sale



Listing Information

Type:	Detached	DOM:	2
Style:	Bungalow/Ranch - Raised	Prop Type:	Residential
Region:	Niagara	Sub Type:	Freehold
Municipality:	Fonthill/Pelham (6)	Rooms:	8
Neighbhd:	Pelham Fenwick (664)	Bedrooms:	4 (3 + 1)
Cross Street:		Bathrooms:	3 (3 + 0)
Location:	Urban	2 pc Baths:	0
Age / Year:	16-30 Years / 1996	3 pc Baths:	1
Zoning:	RV1	4 pc Baths:	2
		5+ pc Baths:	0
Fronting On:	South	Sq Ft / Src:	1,350 / Public Records
Lot Front/Depth:	57.77 Ft / 259.16 Ft	Lot Shape:	Irregular
Acres/Range:	0.50 - 1.99	Lot Irregs:	
Legal Desc:	PCL 57-1 SEC 59M220; LT 57 PL 59M220 ; PELHAM		

Room Details

Room Name	Level	L/W/H Imperial	L/W/H Metric	Room Features
Kitchen	M	16'0" x 10'0"	4.88 x 3.05	Double Sink, Hardwood Floor
Dinette	M	10'9" x 9'10"	3.28 x 3	Hardwood Floor
Living Room	M	18'8" x 11'5"	5.69 x 3.48	Fireplace, Hardwood Floor
Master Bedroom	M	15'0" x 10'11"	4.57 x 3.33	Walk-in Closet
Bedroom	M	12'3" x 10'6"	3.73 x 3.2	
Bedroom	M	10'0" x 9'10"	3.05 x 3	
Ensuite	M			3-Piece, Double Sink, Tile Floors
Bathroom	M			4-Piece, Tile Floors
Recreation Room	LLP	20'0" x 15'0"	6.1 x 4.57	
Bedroom	LLP	16'9" x 11'3"	5.11 x 3.43	
Bathroom	LLP			4-Piece, Jetted Bathtub, Tile Floors
Den	LLP	15'3" x 7'6"	4.65 x 2.29	
Laundry Room	LLP	15'5" x 9'9"	4.7 x 2.97	

Property Details

Foundation:	Poured Concrete	Heat Src/Type:	Gas / Forced Air	Soil Type:	
Exterior Finish:	Brick	Fireplace:	Natural Gas	Waterfront:	None
Roof Type/ Shingles rplcd:	Asphalt Shingle / 2011	Water Src/Supply:	Municipal /	Pool:	Inground
Basement:	Yes(Full)	Water Meter:	Yes	Visitable:	
Basement Devel:	Fully Finished	Sewer:	Sewer	Elevator/Escalator:	No
Parking (spaces):	Private Double Wide(6)	UFFI:	No	Retirement Com:	
Garage (spaces):	Attached[2]	Energy Cert Lvl:		Recreational Use:	
Other Structures:	Shed, Other (see Remarks)	Amps/Volts:	/		
Air Conditioning:	Central Air				
Rental Items:	Hot Water Heater				

Public Remarks

Enjoy the hamlet atmosphere of this exceptional raised bungalow situated on over half an acre in Cherry Ridge Estates; Featuring 2350 square feet of finished living space including an extensively renovated lower level with 4th bedroom, 4 piece bath with air tub, spacious recroom and plenty of storage; The upper floor boasts an open concept vaulted living room with gas fireplace, dinette & kitchen with breakfast bar with walkout to covered deck to take in the beautifully landscaped yard; Your large family will definitely appreciate this 3 bedroom plan with updated 4 piece main bath & renovated 3 piece master ensuite with double sinks & walk-in shower with tempered glass doors; Outdoor living abounds with a private fully fenced rear yard with no rear neighbours, inground pool installed in 2001, koi pond, irrigation system & native birds; This all brick home includes basement access through double garage to the rear yard and a serious shed; Updates include system matched furnace & AC 2015, ensuite bath 2014, roof shingles 2011, solar tubes for enhanced main floor daylight, hardwood flooring & water softener. Features Area Influences: School Bus Route,

Financial / Additional Listing Information

Commence Date:	02/27/2019	Taxes/Year:	4,696.13/2018	Possession:	60 - 89 Days
Selling Date:		Assessment:	368,000/2019	Possession Date:	
Ownership Type:	Freehold	HST Applicable:	No	SPIS	No
Condo Corp#:		Survey:	Available		
Condo Fee:		Add Mthly Fees:			
Included in Fees:					
Virtual Tour 1:					
Virtual Tour 2:					
Schools:	www.dsbnschool.org/findaschool www.niagaracatholic.ca csviamonde.ca/nos-ecoles/trouver-une-ecole/fiche-ecole/ecole-elementaire-nouvel-horizon/ www.dsbnschool.org/findaschool www.niagaracatholic.ca				
Area Features:	Golf, Greenbelt/Conservation, Library, Major Highway, Park, Place of Worship, Public Transit, Rec./Commun.Centre, Schools, Other (see Remarks)				
Feat/Amenities:					
Inclusions:	French door fridge (2019), stove, built-in dishwasher, microwave shelf, washer & gas dryer; all window treatments, fastened shelving, pool equipment & pond equipment are included				
Exclusions:	Master bedroom ceiling fan, seller will replace with appropriate light fixture				

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

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

H4047009
ACTIVE

6 Berwick Trail, Welland

\$899,900
Sale



Listing Information

Type:	Detached	DOM:	2
Style:	Bungalow	Prop Type:	Residential
Region:	Niagara	Sub Type:	Freehold
Municipality:	Welland (7)	Rooms:	5
Neighbrhd:	Hwy 406/ Welland (766)	Bedrooms:	3 (2 + 1)
Cross Street:	Perth Trail	Bathrooms:	3 (3 + 0)
Location:	Rural	2 pc Baths:	0
Age / Year:	New /	3 pc Baths:	1
Zoning:	RM-2	4 pc Baths:	2
		5+ pc Baths:	0
Fronting On:	North	Sq Ft / Src:	1,662 /
Lot Front/Depth:	59.61 Feet / 82.00 Feet	Lot Shape:	Irregular
Acres/Range:	less than .50	Lot Irregs:	
Legal Desc:	LOT 28, PLAN 59M433 TOGETHER WITH AN EASEMENT AS IN RO678270 SUBJECT TO AN EASEMENT IN GROSS OVER PT 5, 59R15714 AS IN SN492451 CITY OF WELLAND		

Room Details

Room Name	Level	L/W/H Imperial	L/W/H Metric	Room Features
Great Room	M	16'8" x 13'	5.08 x 3.96	
Dining Room	M	14'7" x 9'5"	4.44 x 2.87	
Kitchen	M	11'6" x 13'11"	3.51 x 4.24	
Bathroom	M			4-Piece
Master Bedroom	M	14' x 12'8"	4.27 x 3.86	
Ensuite	M			4-Piece
Bedroom	M	11' x 11'	3.35 x 3.35	
Bedroom	B	9'9" x 12'11"	2.97 x 3.94	
Bathroom	B			3-Piece
Recreation Room	B	16'7" x 22'6"	5.05 x 6.86	
Other (see Remarks)	B	18'10" x 23'6"	5.74 x 7.16	

Property Details

Foundation:	Poured Concrete	Heat Src/Type:	Gas / Forced Air	Soil Type:	
Exterior Finish:	Brick, Stone, Stucco (Plaster)	Fireplace:		Waterfront:	
Roof Type/ Shingles rplcd:	Asphalt Shingle /	Water Src/Supply:	Municipal /	Pool:	None
Basement:	(Full)	Water Meter:		Visitable:	
Basement Devel:	Fully Finished	Sewer:	Sewer	Elevator/Escalator:	
Parking (spaces):	Private Double Wide(4)	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

Welcome to beautiful 6 Berwick Trail at beautiful Hunters Pointe! Legendary luxury at it's finest! This bungalow features a contemporary elevation in beautiful Hunters Pointe built by Award winning Lucchetta Homes. Association fee: \$262/month and includes the use of all amenities: indoor salt water pool, art fitness centre, tennis courts, hot tub, sauna games room, library, banquet centre, lawn care including grass cutting & trimming, snow removal, walkway shoveling & monitored security system.

Financial / Additional Listing Information

Commence Date:	02/27/2019	Taxes/Year:	100.00/2018	Possession:	Immediate
Selling Date:		Assessment:	0/2016	Possession Date:	
Ownership Type:		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:					
Feat/Amenities:					
Inclusions:					
Exclusions:					

Listing Brokerage: [Purplebricks, Brokerage](#)

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

The information on this system is from sources deemed reliable, but should not be relied upon without independent verification. All data contained in this system is property of REALTORS® Association of Hamilton-Burlington © 2018 or the originating source board/association.

30714883
ACTIVE

16 Bacon Lane, Fonthill

\$664,900
Sale



Listing Information

Type: **Detached**
Style: **Bungalow**
Region: **Niagara**
Municipality: **Fonthill/Pelham (6)**
Neighbhd: **Pelham St N. (662)**
Cross Street:
Location: **Urban**
Age / Year: **6-15 Years / 2004**
Zoning: **R1**
Fronting On: **South**
Lot Front/Depth: **66.62 Ft / 113.19 Ft**
Acres/Range: **less than .50**

DOM: **3**
Prop Type: **Residential**
Sub Type: **Freehold**
Rooms: **9**
Bedrooms: **2 (2 + 0)**
Bathrooms: **3 (3 + 0)**
2 pc Baths: **0**
3 pc Baths: **1**
4 pc Baths: **2**
5+ pc Baths: **0**
Sq Ft / Src: **1,600 / Public Records**
Lot Shape: **Rectangular**
Lot Irregs:

Legal Desc

**PT TWP LOT 177, THOROLD PT 5, 59R12120 ; PELHAM S/T
EASEMENT IN FAVOUR OF THE CORPORATION OF THE TOWN OF
PELHAM OVER PT 2, 59R12166 AS IN SN6982**

Room Details

Room Name	Level	L/W/H Imperial	L/W/H Metric	Room Features
Foyer	M	12'4" x 6'7"	3.76 x 2.01	Tile Floors
Bedroom	M	12'5" x 10'4"	3.78 x 3.15	Hardwood Floor
Bathroom	M			4-Piece, Ensuite Privilege
Kitchen	M	12'5" x 10'0"	3.78 x 3.05	Tile Floors
Dining Room	M	11'2" x 9'10"	3.4 x 3	
Living Room	M	18'7" x 15'10"	5.66 x 4.83	Fireplace, Hardwood Floor
Laundry Room	M	9'6" x 5'7"	2.9 x 1.7	
Ensuite	M			4-Piece, Jetted Bathtub
Master Bedroom	M	14'11" x 13'0"	4.55 x 3.96	Walk-in Closet
Dinette	B	13'6" x 8'8"	4.11 x 2.64	
Kitchen	B	15'7" x 9'9"	4.75 x 2.97	
Recreation Room	B	31'8" x 13'5"	9.65 x 4.09	Fireplace
Bathroom	B			3-Piece
Games Room	B	13'7" x 10'2"	4.14 x 3.1	
Office	B	12'8" x 10'2"	3.86 x 3.1	
Cold Room	B			

Property Details

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

Public Remarks

"Welcome to Fonthill" All brick custom built bungalow, 2 bedrooms, 3 bathrooms. Main floor offers formal living room, dining room with corner gas fireplace, big bright windows with plenty of natural lighting, California shutters, 9 ft ceilings, New kitchen cabinets, granite counters, breakfast bar/island, including all kitchen appliances, garden doors leading to spacious deck for all your family barbeques, hardwood floors in living room, dining room and bedrooms, tile flooring in kitchen area. Master bedroom with 4pc ensuite, whirlpool tub, walk-in closet, Main floor laundry, Lower level features large rec room area, 2nd gas fireplace, 2nd kitchen and dinette, office, guest room with 3 pc bathroom. Nice inlaw suite or just perfect for entertaining. Plenty of extra closet and storage space, central vacuum, sprinkler system, heated double garage. New shingles to be installed prior to closing at the seller's expense. Wonderful landscaping, surrounded by mature trees, truly an immaculate home. Great location near the best Golf courses, wineries. Walking distance to parks, schools, take the Steve Bauer Trail to downtown Fonthill. Bungalow living at its Finest is right here!

Features Area Influences: School Bus Route,

Financial / Additional Listing Information

Commence Date:	02/26/2019	Taxes/Year:	4,951.36/2018	Possession:	90+ Days
Selling Date:		Assessment:	388,000/2018	Possession Date:	
Ownership Type:	Freehold	HST Applicable:	Included	SPIS:	No
Condo Corp#:		Survey:	Unknown		
Condo Fee:		Add Mthly Fees:			
Included in Fees:					
Virtual Tour 1:					
Virtual Tour 2:	http://16baconlane.ca				
Schools:					
Area Features:	Library, Park, Place of Worship, Rec./Commun.Centre, Schools, Wooded/Treed, Other (see Remarks)				
Feat/Amenities:					
Inclusions:	Fridge, Stove, Dishwasher, Microwave, Basement Fridge + Stove, Washer, Dryer, California shutters. Gas heater in garage.				
Exclusions:					

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

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

30714698
ACTIVE

77 Broadway Avenue, St. Catharines

\$679,000
Sale



Listing Information

Type: **Detached**
Style: **2 Storey**
Region: **Niagara**
Municipality: **St. Catharines (4)**
Neighbhd: **Port Weller W. (436)**
Cross Street:
Location: **Urban**
Age / Year: **0-5 Years /**
Zoning: **R2**
Fronting On: **West**
Lot Front/Depth: **38.50 Ft /**
Acres/Range: **less than .50**

DOM: **2**
Prop Type: **Residential**
Sub Type: **Freehold**
Rooms: **9**
Bedrooms: **3 (3 + 0)**
Bathrooms: **3 (3 + 0)**
2 pc Baths: **0**
3 pc Baths: **0**
4 pc Baths: **3**
5+ pc Baths: **0**
Sq Ft / Src: **1,612 / LBO provided**
Lot Shape: **Irregular**
Lot Irregs: **77.3 x 31.29 x 89.69**
x 38.52

Legal Desc

PART LOT 35 CORPORATION PLAN 5 DESIGNATED AS PART 1
30R-14833

Room Details

Room Name	Level	L/W/H Imperial	L/W/H Metric	Room Features
Kitchen	M	9'6" x 13'0"	2.9 x 3.96	
Dinette	M	9'1" x 9'0"	2.77 x 2.74	
Foyer	M	7'5" x 7'0"	2.26 x 2.13	
Great Room	M	12'7" x 18'1"	3.84 x 5.51	
Bedroom	2	11'0" x 13'2"	3.35 x 4.01	
Bedroom	2	11'1" x 13'2"	3.38 x 4.01	
Master Bedroom	2	16'4" x 13'2"	4.98 x 4.01	
Bathroom	2			4-Piece
Ensuite	2			4-Piece
Recreation Room	B	19'0" x 11'6"	5.79 x 3.51	
Bathroom	B			4-Piece

Property Details

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

Public Remarks

Short walk to the beach from this custom built contemporary home. Open concept with a beautiful kitchen overlooking the dining and living room. Custom fireplace in living room with walkout to backyard deck. Hardwood and ceramics throughout. Stairs lead up to the private master bedroom with large covered deck with great views, a walkin closet and ensuite bath with beautiful shower. Two nice sized additional bedrooms with one having a Juliette balcony. Finished basement with rec room and 4 pce bath. Attached garage.

Financial / Additional Listing Information

Commence Date: **02/27/2019** Taxes/Year: **2,500.00/2019** Possession: **Flexible**
Selling Date: Assessment: **0/2019** Possession Date: **No**
Ownership Type: **Freehold** HST Applicable: **Included** SPIS
Condo Corp#: Survey: **Available**
Condo Fee: Addl Mthly Fees:
Included in Fees:
Virtual Tour 1:
Virtual Tour 2:
Schools:
Area Features: **Beach, Marina, Public Transit**
Feat/Amenities:
Inclusions:
Exclusions: **Speaker system in the recreation room**

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

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

The information on this system is from sources deemed reliable, but should not be relied upon without independent verification. All data contained in this system is property of REALTORS® Association of Hamilton-Burlington © 2018 or the originating source board/association.

30715462
ACTIVE

Lot 28 Laurent Avenue, Welland

\$494,500
Sale

Listing Information



Type: **Detached**
Style: **Bungalow/Ranch - Raised**
Region: **Niagara**
Municipality: **Welland (7)**
Neighbhd: **Lincoln / Crowland (770)**
Cross Street:
Location: **Urban**
Age / Year: **New /**
Zoning: **R1**

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

Fronting On:
Lot Front/Depth: **40.00 Feet / 100.00 Feet**
Acres/Range: **less than .50**

Sq Ft / Src: **1,200 / Builder floor plan(s)**
Lot Shape: **Rectangular**
Lot Irregs:

Legal Desc: **LOT 28, PLAN 58M 382**

Room Details

Room Name	Level	L/W/H Imperial	L/W/H Metric	Room Features
Liv ing Room	M	11'0" x 10'0"	3.35 x 3.05	
Dining Room	M	11'0" x 10'0"	3.35 x 3.05	
Eat in Kitchen	M	15'0" x 14'0"	4.57 x 4.27	
Master Bedroom	M	11'0" x 12'0"	3.35 x 3.66	
Bedroom	M	10'0" x 11'0"	3.05 x 3.35	
Ensuite	M			3-Piece
Bathroom	M			4-Piece

Property Details

Foundation: **Poured Concrete**
Exterior Finish: **Aluminum Siding, Brick**
Roof Type/
Shingles rplcd: **Asphalt Shingle /**
Basement: **Yes(Full)**
Basement Devel: **Fully Finished**
Parking (spaces): **Private Double Wide(4)**
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: **No**
Energy Cert Lvl:
Amps/Volts: **/**

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

Public Remarks

This lovely 1200 sq ft raised bungalow features a two bedroom & two bathroom layout with black windows. The home features engineered hardwood in living and dining room, 12 x 24 inch tiles laid on a brick pattern, maple kitchen with backsplash & under cabinet lighting, deck, AC, HRV, master bedroom with ensuite & walk in closet. Other lots to choose from to build your own style or pick from our other options of two storeys, bungalows, & raised bungalows.

Financial / Additional Listing Information

Commence Date: **02/25/2019**
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: **/**
Assessment: **/**
HST Applicable: **Yes**
Survey: **None**
Addl Mthly Fees:

Possession: **90+ Days**
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

The information on this system is from sources deemed reliable, but should not be relied upon without independent verification. All data contained in this system is property of REALTORS® Association of Hamilton-Burlington © 2018 or the originating source board/association.

30715148
ACTIVE

7 Gibson Place #16, St. Catharines

\$435,900
Sale



Listing Information

Type: **Townhouse**
Style: **1 1/2 Storey**
Region: **Niagara**
Municipality: **St. Catharines (4)**
Neighbrhd: **St. Catharines Downtown (447)**
Cross Street:
Location: **Urban**
Age / Year: **6-15 Years /**
Zoning: **R4**
Fronting On: **West**
Lot Front/Depth: **/**
Acres/Range

DOM: **3**
Prop Type: **Residential**
Sub Type: **Condominium**
Rooms: **9**
Bedrooms: **2 (2 + 0)**
Bathrooms: **3 (3 + 0)**
2 pc Baths: **0**
3 pc Baths: **1**
4 pc Baths: **1**
5+ pc Baths: **1**
Sq Ft / Src: **1,660 / Public Records**
Lot Shape:
Lot Irregs:

Next OH: **Public: Sat Mar 2, 2:00PM-4:00PM**

Legal Desc

UNIT 16, LEVEL 1, NIAGARA NORTH VACANT LAND CONDOMINIUM PLAN NO. 194 AND ITS APPURTENANT INTEREST. BLK 13 PL 30M365; ST. CATHARINES S/T/AS SET OUT IN SCHEDULE A OF DECLARATION NR143224; S/T EASEMENT IN GROSS OVER COMMON ELEMENTS NR183272

Room Details

Room Name	Level	L/W/H Imperial	L/W/H Metric	Room Features
Eat in Kitchen	M	12'9" x 9'8"	3.89 x 2.95	
Great Room	M	18'0" x 12'0"	5.49 x 3.66	
Bedroom	M	12'8" x 16'0"	3.86 x 4.88	
Foyer	M	9'0" x 4'0"	2.74 x 1.22	
Bedroom	2	17'4" x 12'0"	5.28 x 3.66	
Den	2	9'10" x 10'10"	3 x 3.3	
Loft	2	12'0" x 8'0"	3.66 x 2.44	
Bathroom	M			3-Piece
Bathroom	2			4-Piece
Bathroom	B			5+ Piece
Recreation Room	B	19'0" x 10'0"	5.79 x 3.05	
Office	B	9'10" x 7'0"	3 x 2.13	
Storage Room	B	13'10" x 10'0"	4.22 x 3.05	

Property Details

Foundation: **Board & Batten, Brick Front, Other (see Remarks), Vinyl Siding**
Exterior Finish: **Board & Batten, Brick Front, Other (see Remarks), Vinyl Siding**
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: **Hot Water Heater**
Heat Src/Type: **Gas / Forced Air**
Fireplace: **Natural Gas**
Water Src/Supply: **Municipal /**
Water Meter:
Sewer: **Sewer**
UFFI:
Energy Cert Lvl:
Amps/Volts: **/**
Soil Type:
Waterfront:
Pool:
Visitable:
Elevator/Escalator:
Retirement Com:
Recreational Use:

Public Remarks

Beautifully kept "Victoria Estates" townhome ready for you to move into! Large foyer opens up to garage access, main bath, stairs going up and down and sweeps into main living area of eat-in kitchen and great room! Ease and option of main floor master or loft area master bedroom, main floor laundry, fully finished basement with spa-like lower bath. Perfectly set up for busy lifestyle or early retirement situations. Great central location close to hwy, shopping, main bus routes and parks. This is an amazing value here for this finished and established little piece of heaven! Come see it today!

Financial / Additional Listing Information

Commence Date: **02/26/2019**
Selling Date:
Ownership Type: **Condominium**
Condo Corp#: **194**
Condo Fee: **\$165.00**
Included in Fees: **Exterior Maintenance, Parking, Water**
Virtual Tour 1:
Virtual Tour 2:
Schools:
Area Features: **Major Highway, Public Transit, Quiet Area, Schools**
Feat/Amenities: **BBQs Permitted, Visitor Parking, Year Round Road Access, Year Round Living**
Inclusions:
Exclusions:
Taxes/Year: **3,990.00/2018**
Assessment: **290,000/2016**
HST Applicable: **Included**
Survey:
Addl Mthly Fees:
Possession: **Flexible**
Possession Date:
SPIS: **No**

Listing Brokerage: **Better Homes & Gardens R.E. Niagara Premiere, Brokerage**

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

30715237
ACTIVE

73 Keefer Road, Thorold

\$429,900
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 /**
Zoning: **Res**
Fronting On:
Lot Front/Depth: **45.00 Ft / 110.00 Ft**
Acres/Range: **less than .50**

DOM: **3**
Prop Type: **Residential**
Sub Type: **Freehold**
Rooms: **9**
Bedrooms: **4 (3 + 1)**
Bathrooms: **2 (1 + 1)**
2 pc Baths: **1**
3 pc Baths: **0**
4 pc Baths: **1**
5+ pc Baths: **0**
Sq Ft / Src: **1,800 / Other (see Remarks)**
Lot Shape: **Rectangular**
Lot Irregs:

Next OH: **Public: Sat Mar 2, 2:00PM-4:00PM**

Legal Desc: **PCL 467-1 SEC M42; LT 467 PL M42 ; THOROLD**

Room Details

Room Name	Level	L/W/H Imperial	L/W/H Metric	Room Features
Kitchen / Dining Room	M	12'0" x 10'5"	3.66 x 3.17	
Dining Room	M	12'0" x 10'5"	3.66 x 3.17	
Living Room	M	13'0" x 18'0"	3.96 x 5.49	
Laundry Room	M	8'9" x 5'6"	2.67 x 1.68	
Bathroom	M			2-Piece
Master Bedroom	2	11'0" x 18'7"	3.35 x 5.66	
Bedroom	2	15'0" x 11'5"	4.57 x 3.48	
Bedroom	2	10'0" x 11'5"	3.05 x 3.48	
Bathroom	2			4-Piece
Bedroom	B	29'6" x 18'10"	8.99 x 5.74	

Property Details

Foundation: **Poured Concrete**
Exterior Finish: **Aluminum Siding, Brick, Brick Front**
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:
Sewer: **Sewer**
UFFI:
Energy Cert Lvl:
Amps/Volts: **/**

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

Public Remarks

Nestled in a quiet and family friendly neighborhood, this renovated property offers over 2300 sqft of living space. You'll find 3+1 bedrooms, 2.5 bathrooms, and a big walk-in closet in the master. The home is freshly painted and with new carpet. It also features a gas fireplace, large foyer and 4 parking spaces. This home is ideal for a growing family, or a student house if your looking for a good investment property. located very close to the highway, bus stop and Brock University. Book your showing today!!

Financial / Additional Listing Information

Commence Date: **02/26/2019**
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: **4,142.00/2018**
Assessment: **290,250/2019**
HST Applicable: **Included**
Survey: **None**
Addl Mthly Fees:

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

Listing Brokerage: [Re/Max Real Estate Centre Inc, Brokerage](#)

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

The information on this system is from sources deemed reliable, but should not be relied upon without independent verification. All data contained in this system is property of REALTORS® Association of Hamilton-Burlington © 2018 or the originating source board/association.

H4046803
ACTIVE

6 Chestnut Drive #53, Grimsby

\$419,000
Sale



Listing Information

Type: **Townhouse**
Style: **3 Storey**
Region: **Niagara**
Municipality: **Grimsby (54)**
Neighbhd: **Grimsby West (541)**
Cross Street: **Livingston**
Location: **Urban**
Age / Year: **6-15 Years /**
Zoning

Fronting On:
Lot Front/Depth: **15.09 Feet / 73.08 Feet**
Acres/Range: **less than .50**

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

Sq Ft / Src: **1,375 / Public Records**
Lot Shape: **Rectangular**
Lot Irregs:

Legal Desc

**PT BLOCK 29, PLAN 30M392, BEING PTS 76 & 166 30R13815;
S/T EASEMENT OVER BLOCK 29 PLAN 30M392 AS IN
NR272312; S/T EASEMENT OVER BLOCK 29 PLAN 30M392 AS
IN NR272313; S/T AN EASEMENT IN GROSS OVER BLOCK 29
PLAN 30M392 AS IN NR282263 T/W**

Room Details

Room Name	Level	L/W/H Imperial	L/W/H Metric	Room Features
Living Room	2	13'3" x 10'9"	4.04 x 3.28	
Dinette	2	9' x 8'9"	2.74 x 2.67	
Kitchen	2	11'1" x 7'6"	3.38 x 2.29	
Master Bedroom	3	14'3" x 12'1"	4.34 x 3.68	
Bedroom	3	14'3" x 9'6"	4.34 x 2.9	
Bathroom	2			2-Piece
Bathroom	3			3-Piece

Property Details

Foundation: **Poured Concrete**
Exterior Finish: **Brick, Stone, Wood**
Roof Type/
Shingles rplcd: **Asphalt Shingle /**
Basement: **(Full)**
Basement Devel: **Fully Finished**
Parking (spaces): **Private Single Wide(1)**
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:
Sewer: **Sewer**
UFFI:
Energy Cert Lvl:
Amps/Volts: **/**

Soil Type: **Clay**
Waterfront:
Pool: **None**

Visitable:
Elevator/Escalator:
Retirement Com:
Recreational Use:

Public Remarks

LOSANI HOME IN QUIET FAMILY NEIGHBOURHOOD. QUICK ACCESS TO QEW AND DOWNTOWN OG GRIMSBY. ROAD FEE \$70/MONTH (INCLUDES SNOW REMOVAL, GRASS CUTTING IN COMMON AREAS & GARBAGE REMOVAL). EASY TO SHOW, QUICK CLOSING. CENTRAL VACUUM FUNCTIONAL DECK OFF THE KITCHEN WITH SLIDING DOOR.

Financial / Additional Listing Information

Commence Date: **02/25/2019**
Selling Date:
Ownership Type:
Condo Corp#:
Condo Fee:
Included in Fees:

Taxes/Year: **3,029.00/2018**
Assessment: **259,250/2016**
HST Applicable: **No**
Survey: **None**
Addl Mthly Fees: **70**

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

Virtual Tour 1: <http://www.myvisuallistings.com/pfsnb/275869>
Virtual Tour 2: <http://www.myvisuallistings.com/pfs/275869>

Schools:
Area Features:
Feat/Amenities:
Inclusions: **FRIDGE, STOVE, MICROWAVE, WASHER AND DRYER**
Exclusions:

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

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

H4046862
ACTIVE

6 Chestnut Drive #16, Grimsby

\$499,900
Sale



Next OH: **Public: Sat Mar 2, 2:00PM-4:00PM**

Listing Information

Type: **Attached / Row**
Style: **2 Storey**
Region: **Niagara**
Municipality: **Grimsby (54)**
Neighbhd: **Grimsby West (541)**
Cross Street: **Casablanca**
Location: **Urban**
Age / Year: **6-15 Years / 2012**
Zoning: **RU**

Fronting On: **North**
Lot Front/Depth: **24.29 Feet / 88.47 Feet**
Acres/Range: **less than .50**

DOM: **4**
Prop Type: **Residential**
Sub Type: **Freehold**
Rooms: **6**
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: **1,450 / Public Records**
Lot Shape: **Rectangular**
Lot Irregs:

**PT BLOCK 29, PLAN 30M392, BEING PTS 24 & 114 30R13815;
S/T EASEMENT OVER BLOCK 29 PLAN 30M392 AS IN
NR272312; S/T EASEMENT OVER BLOCK 29 PLAN 30M392 AS
IN NR272313; S/T AN EASEMENT IN GROSS OVER BLOCK 29
PLAN 30M392 AS IN NR282263 T/W AN UNDIVIDED COMMON
I**

Legal Desc

Room Details

Room Name	Level	L/W/H Imperial	L/W/H Metric	Room Features
Bathroom	M			2-Piece
Bathroom	2			4-Piece
Ensuite	2			4-Piece
Dining Room	M	11'2" x 10'9"	3.4 x 3.28	
Eat in Kitchen	M	10'9" x 12'9"	3.28 x 3.89	
Living Room	M	10'2" x 21'1"	3.1 x 6.43	
Master Bedroom	2	15'6" x 12'5"	4.72 x 3.78	
Bedroom	2	11'1" x 9'3"	3.38 x 2.82	
Bedroom	2	9'1" x 14'3"	2.77 x 4.34	
Recreation Room	B	18'6" x 14'4"	5.64 x 4.37	

Property Details

Foundation: **Poured Concrete**
Exterior Finish: **Brick, Stone**
Roof Type/
Shingles rplcd: **Asphalt Shingle /**
Basement: **(Full)**
Basement Devel: **Fully Finished**
Parking (spaces): **Private Single Wide(1)**
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:
Sewer: **Sewer**
UFFI:
Energy Cert Lvl:
Amps/Volts: **/**

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

Public Remarks

Executive freehold town home located in Grimsby. This home is just minutes to the newly constructed waterfront trail. Enjoy an open concept main floor living space with a breakfast bar and dinette. This home is completed with many upgrades including lighting, custom window finishings, hardwood floors on the main level complimented by a beautiful kitchen with all stainless-steel appliances. As well, the lower level has been professionally finished.

Financial / Additional Listing Information

Commence Date: **02/25/2019**
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: **3,499.43/2018**
Assessment: **342,000/2016**
HST Applicable: **No**
Survey: **None**
Addl Mthly Fees: **70**

Possession: **60 - 89 Days**
Possession Date:
SPIS: **No**

Listing Brokerage: [Purplebricks, Brokerage](#)

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

The information on this system is from sources deemed reliable, but should not be relied upon without independent verification. All data contained in this system is property of REALTORS® Association of Hamilton-Burlington © 2018 or the originating source board/association.

H4046835
ACTIVE

24 Kenyon Crescent #36, Grimsby

\$399,900
Sale



Listing Information

Type: **Townhouse**
Style: **2 Storey**
Region: **Niagara**
Municipality: **Grimsby (54)**
Neighbhd: **Grimsby East (542)**
Cross Street: **Main St**
Location: **Urban**
Age / Year: **6-15 Years / 2004**
Zoning

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

Legal Desc

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

Sq Ft / Src: **1,609 / Public Records**
Lot Shape:
Lot Irregs:

**UNIT 36, LEVEL 1, NIAGARA NORTH STANDARD CONDOMINIUM
PLAN NO. 169**

Room Details

Room Name	Level	L/W/H Imperial	L/W/H Metric	Room Features
Liv ing Room/Dining Room	M	21'0" x 10'9" x 8'	6.4 x 3.28 x 2.44	
Eat in Kitchen	M	19'9" x 9'6" x 8'	6.02 x 2.9 x 2.44	
Bathroom	M			2-Piece
Master Bedroom	2	14'6" x 10'5" x 8'	4.42 x 3.17 x 2.44	
Ensuite	2			3-Piece
Bedroom	2	14'4" x 10'5" x 8'	4.37 x 3.17 x 2.44	
Bedroom	2	10'1" x 10'4" x 8'	3.07 x 3.15 x 2.44	
Bathroom	2			4-Piece
Laundry Room	2			
Loft	2	12'0" x 10'4" x 8'	3.66 x 3.15 x 2.44	
Recreation Room	B	20'0" x 14'3" x 8'	6.1 x 4.34 x 2.44	
Bathroom	B			2-Piece

Property Details

Foundation: **Poured Concrete**
Exterior Finish: **Brick, Vinyl Siding**
Roof Type/ Shingles rplcd: **Asphalt Shingle / 2017**
Basement: **(Full)**
Basement Devel: **Fully Finished**
Parking (spaces): **Private Single Wide(1)**
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:
Sewer: **Sewer**
UFFI: **No**
Energy Cert Lvl:
Amps/Volts: **100 /**

Soil Type: **Loam**
Waterfront: **None**
Pool: **None**

Visitable:
Elevator/Escalator:
Retirement Com: **No**
Recreational Use: **No**

Public Remarks

1609 SQ/FT PLUS FINISHED BASEMENT, FRESHLY PAINTED, BRIGHT SPACIOUS END UNIT. HARDWOOD/TILE THROUGH MAIN FLOOR, UPPER LEVEL LOFT, LAUNDRY, 2 BEDROOM INCLUDING MASTER WITH ENSUITE AND NEW CARPETING. WITHIN WALKING DISTANCE OF PARKS AND YMCA. QEW ACCESS NEARBY. ROOF AND FURNACE 2017

Financial / Additional Listing Information

Commence Date: **02/25/2019**

Selling Date:

Ownership Type:

Condo Corp#: **NNSCP #169**

Condo Fee: **\$293.59**

Included in Fees: **Common Elements, Exterior Maintenance, Parking**

Virtual Tour 1: <http://www.myvisuallistings.com/vtnb/275764>

Virtual Tour 2: <http://www.myvisuallistings.com/vt/275764>

Schools: **GRAND AVENUE PS/ ST JOHNS CS GRIMSBY SECONDARY OR BLESSED TRINITY**

Area Features: **Greenbelt/ Conservation, Hospital, Library, Park, Quiet Area, Rec./ Commun.Centre, Schools**

Feat/Amenities: **Year Round Living**

Inclusions: **S/S FRIDGE, STOVE, DISHWASHER, ALL WINDOW COVERINGS, ALL ELECTRICAL LIGHT FIXTURES, WASHER AND DRYER**

Exclusions:

Taxes/Year: **3,400.12/2018**

Assessment: **282,000/2016**

HST Applicable: **Yes**

Survey: **None**

Addl Mthly Fees:

Possession: **60 - 89**

Possession Date:

SPIS

No

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

Courtesy of: **Hongjae Lee, Salesperson**

Phone: **(905) 637-1700** Email: lee.budongsan@gmail.com

The information on this system is from sources deemed reliable, but should not be relied upon without independent verification. All data contained in this system is property of REALTORS® Association of Hamilton-Burlington © 2018 or the originating source board/association.

H4046836
ACTIVE

237 Woolverton Road, Grimsby

\$499,000
Sale



Listing Information

Type:	Detached	DOM:	6
Style:	Bungalow/Ranch - Raised	Prop Type:	Residential
Region:	Niagara	Sub Type:	Freehold
Municipality:	Grimsby (54)	Rooms:	6
Neighbrhd:	Grimsby Escarpment (055)	Bedrooms:	3 (3 + 0)
Cross Street:	Ridge	Bathrooms:	1 (1 + 0)
Location:	Rural	2 pc Baths:	0
Age / Year:	16-30 Years /	3 pc Baths:	0
Zoning:		4 pc Baths:	1
		5+ pc Baths:	0
Fronting On:	East	Sq Ft / Src:	962 / Public Records
Lot Front/Depth:	100.00 Feet / 200.00 Feet	Lot Shape:	Rectangular
Acres/Range:	less than .50	Lot Irregs:	
Legal Desc:	PT LT 16 CON 4 NORTH GRIMSBY AS IN RO632681; GRIMSBY		

Room Details

Room Name	Level	L/W/H Imperial	L/W/H Metric	Room Features
Kitchen	M	11'0" x 10'0"	3.35 x 3.05	
Dining Room	M	10'0" x 9'0"	3.05 x 2.74	
Liv ing Room	M	18'7" x 12'10"	5.66 x 3.91	
Master Bedroom	M	11'3" x 10'0"	3.43 x 3.05	
Bedroom	M	11'2" x 9'0"	3.4 x 2.74	
Bathroom	M			4-Piece
Recreation Room	B	39'6" x 11'	12.04 x 3.35	
Storage Room	B	7'7" x 8'4"	2.31 x 2.54	
Kitchen	B	10'10" x 10'10"	3.3 x 3.3	
Utility	B	11'0" x 16'0"	3.35 x 4.88	
Bedroom	M	8'4" x 9'0"	2.54 x 2.74	

Property Details

Foundation:	Concrete Block	Heat Src/Type:	Gas / Forced Air	Soil Type:	Clay
Exterior Finish:	Aluminum Siding, Brick	Fireplace:		Waterfront:	
Roof Type/ Shingles rplcd:	Asphalt Shingle /	Water Src/Supply:	Well / Drilled Well	Pool:	None
Basement:	(Full)	Water Meter:		Visitable:	
Basement Devel:	Fully Finished	Sewer:	Holding Tank	Elevator/Escalator:	
Parking (spaces):	Private Double Wide(4)	UFFI:	No	Retirement Com:	
Garage (spaces):	None[0]	Energy Cert Lvl:		Recreational Use:	
Other Structures:	Shed	Amps/Volts:	/		
Air Conditioning:	Central Air				
Rental Items:	None				

Public Remarks

Well maintained 3 bedroom brick bungalow minutes from Grimsby. New roof 2018, huge recroom and a second kitchen in the basement. There are also 2 large sheds No Sunday calls or showings please

Financial / Additional Listing Information

Commence Date:	02/23/2019	Taxes/Year:	2,860.15/2018	Possession:	Flexible
Selling Date:		Assessment:	304,000/2016	Possession Date:	
Ownership Type:		HST Applicable:	No	SPIS	No
Condo Corp#:		Survey:	None		
Condo Fee:		Addl Mthly Fees:			
Included in Fees:					
Virtual Tour 1:					
Virtual Tour 2:					
Schools:					
Area Features:	Greenbelt/Conservation, Quiet Area				
Feat/Amenities:					
Inclusions:	Fridge, Stove, dishwasher, washer & dryer, electric light fixtures, window coverings				
Exclusions:					

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

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

The information on this system is from sources deemed reliable, but should not be relied upon without independent verification. All data contained in this system is property of REALTORS® Association of Hamilton-Burlington © 2018 or the originating source board/association.

30712778
ACTIVE

110 Barbican Trail, St. Catharines

\$649,000
Sale



Listing Information

Type:	Detached	DOM:	4
Style:	2 Storey	Prop Type:	Residential
Region:	Niagara	Sub Type:	Freehold
Municipality:	St. Catharines (4)	Rooms:	13
Neighbrhd:	Burleigh Hill (451)	Bedrooms:	6 (4 + 2)
Cross Street:		Bathrooms:	4 (3 + 1)
Location:	Urban	2 pc Baths:	1
Age / Year:	16-30 Years / 1991	3 pc Baths:	1
Zoning:	R1G1	4 pc Baths:	1
		5+ pc Baths:	1
Fronting On:	East	Sq Ft / Src:	2,150 / Public Records
Lot Front/Depth:	45.21 Feet / 189.89 Feet	Lot Shape:	Rectangular
Acres/Range:	less than .50	Lot Irregs:	
Legal Desc:	PCL 18-1 SEC 30M141; LT 18 PL 30M141; S/T LT132611 ; ST. CATHARINES		

Room Details

Room Name	Level	L/W/H Imperial	L/W/H Metric	Room Features
Kitchen	M	17'10" x 14'7"	5.44 x 4.44	California Shutters, Sliding Doors, Tile Floors, Walkout to Balcony/Deck
Dining Room	M	12'0" x 9'8"	3.66 x 2.95	California Shutters, Hardwood Floor
Living Room	M	16'10" x 10'4"	5.13 x 3.15	Bay Window, California Shutters, Hardwood Floor
Family Room	M	17'3" x 10'9"	5.26 x 3.28	California Shutters, Hardwood Floor
Bathroom	M			2-Piece, Tile Floors
Laundry Room	M	7'2" x 7'2"	2.18 x 2.18	Tile Floors
Foyer	M	7'10" x 6'10"	2.39 x 2.08	Tile Floors
Master Bedroom	2	14'8" x 14'11"	4.47 x 4.55	California Shutters, Walk-in Closet
Ensuite	2			5+ Piece, Double Sink
Bedroom	2	13'3" x 10'7"	4.04 x 3.23	California Shutters
Bedroom	2	11'10" x 9'10"	3.61 x 3	California Shutters
Bedroom	2	10'11" x 10'2"	3.33 x 3.1	California Shutters
Bathroom	2	8'3" x 9'1"	2.51 x 2.77	4-Piece, California Shutters
Bedroom	B	8'0" x 9'0"	2.44 x 2.74	
Bedroom	B	8'0" x 9'0"	2.44 x 2.74	
Bathroom	B			3-Piece

Property Details

Foundation:	Poured Concrete	Heat Src/Type:	Gas / Forced Air	Soil Type:	
Exterior Finish:	Brick	Fireplace:	Wood	Waterfront:	
Roof Type/ Shingles rplcd:	Asphalt Shingle /	Water Src/Supply:	Municipal /	Pool:	Above Ground
Basement:	Yes(Full)	Water Meter:		Visitable:	
Basement Devel:	Fully Finished	Sewer:	Sewer	Elevator/Escalator:	
Parking (spaces):	Private Double Wide(4)	UFFI:		Retirement Com:	
Garage (spaces):	Attached, Inside Entry[2]	Energy Cert Lvl:		Recreational Use:	
Other Structures:		Amps/Volts:	/		
Air Conditioning:	Central Air				
Rental Items:	Hot Water Heater				

Public Remarks

Welcome to 110 Barbican Trail, located in an excellent family neighbourhood surrounded by a gorgeous community of homes in South St. Catharines. This all brick two-storey property sits on an extra deep 189-foot lot with no rear neighbours. The 2150 sqft floor plan features 4 bedrooms on the 2nd floor including a large master suite with a 5pc ensuite bathroom, walk-in closet and a view of the treed backyard. The main floor features include hardwood floors, a custom solid wood eat-in kitchen with Corian countertops, bright formal dining room connected with a spacious living room, and family room with natural wood fireplace. A concrete path from the oversized driveway leads to the back of the home where you will find a massive covered patio perfect for entertaining friends and family. Take note of the separate side-entrance leading to the basement which is perfect for an in/law suite or an income generating rental with close proximity to Brock University. Many recent updates over the years including the roof, California shutters throughout, Furnace, Central Air, and some windows. Features Area Influences: School Bus Route,

Financial / Additional Listing Information

Commence Date:	02/25/2019	Taxes/Year:	5,057.44/2018	Possession:	Flexible
Selling Date:		Assessment:	375,000/2016	Possession Date:	
Ownership Type:	Freehold	HST Applicable:	Yes	SPIS	No
Condo Corp#:		Survey:	None		
Condo Fee:		Addl Mthly Fees:			
Included in Fees:					
Virtual Tour 1:					
Virtual Tour 2:					
Schools:					
Area Features:	Greenbelt/Conservation, Major Highway, Park, Public Transit, Schools, Other (see Remarks)				
Feat/Amenities:					
Inclusions:	S/S Fridge, Stove, Dishwasher, Microwave, Washer/Dryer, California Shutters, All Window Coverings, All Light Fixtures.				
Exclusions:					

Listing Brokerage: [Right At Home Realty, Brokerage](#)

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

H4046761
ACTIVE

107 Main Street E#7, Grimsby

\$860,000
Sale



Listing Information

Type: **Townhouse**
Style: **2 Storey**
Region: **Niagara**
Municipality: **Grimsby (54)**
Neighbhd: **Grimsby East (542)**
Cross Street: **Maple**
Location: **Urban**
Age / Year: **New / 0**
Zoning: **RM3**

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

DOM: **7**
Prop Type: **Residential**
Sub Type: **Condominium**
Rooms: **5**
Bedrooms: **2 (2 + 0)**
Bathrooms: **4 (3 + 1)**
2 pc Baths: **1**
3 pc Baths: **1**
4 pc Baths: **1**
5+ pc Baths: **1**
Sq Ft / Src: **2,023 / Public Records**
Lot Shape:
Lot Irregs:

Legal Desc

PT LTS 4, 5 & 6 TP PL 63 NORTH GRIMSBY, BEING PART 1 ON 30R14638; SUBJECT TO AN EASEMENT OVER PT LTS 4, 5 & 6 TP PL 63 NORTH GRIMSBY, BEING PART 1 ON 30R14638 AS IN NR386690 SUBJECT TO AN EASEMENT IN GROSS OVER PART 1, 30R14887 AS IN NR459954 SUBJECT TO A

Room Details

Room Name	Level	L/W/H Imperial	L/W/H Metric	Room Features
Bathroom	M			2-Piece
Bathroom	2			3-Piece
Ensuite	2			5+ Piece
Bathroom	B			4-Piece
Dining Room	M	13'2" x 12'2"	4.01 x 3.71	
Eat in Kitchen	M	16' x 10'6"	4.88 x 3.2	
Living Room	M	16' x 12'6"	4.88 x 3.81	
Master Bedroom	2	19'9" x 12'5"	6.02 x 3.78	
Bedroom	2	15'4" x 12'6"	4.67 x 3.81	
Loft	2	16'5" x 6'6"	5 x 1.98	
Other (see Remarks)	B	12' x 11'8"	3.66 x 3.56	
Recreation Room	B	18' x 12'	5.49 x 3.66	

Property Details

Foundation: **Poured Concrete**
Exterior Finish: **Brick, Stone**
Roof Type/
Shingles rplcd: **/**
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:
Visitable:
Elevator/Escalator:
Retirement Com:
Recreational Use:

Public Remarks

This niche new community nestled between beautiful Lake Ontario and the majestic Niagara Escarpment. Walking distance to quaint downtown Grimsby is the perfect setting for this new luxury town-home development. Spacious open concept living includes 8' kitchen island great for entertaining. Walkout to private covered terrace. Minutes from the QEW, wineries and local farmers. This is a must see! Schuit Homes has been known for their craftsmanship.

Financial / Additional Listing Information

Commence Date: **02/22/2019**

Selling Date:

Ownership Type:

Condo Corp#: **0**

Condo Fee: **\$255.38**

Included in Fees: **Building Insurance, Central Air Conditioning, Common Elements, Parking**

Virtual Tour 1:

Virtual Tour 2:

Schools:

Area Features:

Feat/Amenities: **BBQs Permitted, Visitor Parking, Year Round Road Access, Year Round Living**

Inclusions:

Exclusions:

Taxes/Year: **100.00/2018**

Assessment: **0/2016**

HST Applicable: **No**

Survey: **None**

Addl Mthly Fees:

Possession: **30 - 59 Days**

Possession Date:

SPIS

No

Listing Brokerage: [Purplebricks, Brokerage](#)

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

The information on this system is from sources deemed reliable, but should not be relied upon without independent verification. All data contained in this system is property of REALTORS® Association of Hamilton-Burlington © 2018 or the originating source board/association.

30711964
ACTIVE

7975 Oakridge Drive, Niagara Falls

\$719,000
Sale



Listing Information

Type:	Detached	DOM:	7
Style:	Bungalow	Prop Type:	Residential
Region:	Niagara	Sub Type:	Freehold
Municipality:	Niagara Falls (2)	Rooms:	9
Neighbrhd:	Dorchester Gardens (216)	Bedrooms:	3 (3 + 0)
Cross Street:		Bathrooms:	2 (2 + 0)
Location:	Urban	2 pc Baths:	0
Age / Year:	16-30 Years /	3 pc Baths:	1
Zoning:	R!	4 pc Baths:	1
		5+ pc Baths:	0
Fronting On:		Sq Ft / Src:	1,900 / Other (see Remarks)
Lot Front/Depth:	55.28 Ft / 142.12 Ft	Lot Shape:	Pie
Acres/Range:	less than .50	Lot Irregs:	
Legal Desc:	PCL 55-1 SEC 59M138; LT 55 PL 59M138 ; NIAGARA FALLS		

Next OH: **Public: Sun Mar 3, 2:00PM-4:00PM**

Room Details

Room Name	Level	L/W/H Imperial	L/W/H Metric	Room Features
Liv ing Room	M	12'2" x 18'0"	3.71 x 5.49	
Dining Room	M	12'3" x 12'0"	3.73 x 3.66	
Kitchen	M	24'6" x 13'4"	7.47 x 4.06	
Laundry Room	M	7'4" x 7'0"	2.24 x 2.13	
Master Bedroom	M	13'0" x 13'0"	3.96 x 3.96	
Bedroom	M	9'10" x 9'10"	3 x 3	
Bedroom	M	13'0" x 9'6"	3.96 x 2.9	
Ensuite	M			3-Piece
Bathroom	M			4-Piece
Recreation Room	LLP	28'0" x 14'0"	8.53 x 4.27	
Kitchen	LLP	28'0" x 13'6"	8.53 x 4.11	

Property Details

Foundation:	Poured Concrete	Heat Src/Type:	Gas / Forced Air	Soil Type:	
Exterior Finish:	Brick	Fireplace:		Waterfront:	
Roof Type/ Shingles rplcd:	Asphalt Shingle /	Water Src/Supply:	Municipal /	Pool:	Inground
Basement:	Yes(Full)	Water Meter:		Visitable:	
Basement Devel:	Fully Finished	Sewer:	Sewer	Elevator/Escalator:	
Parking (spaces):	Private Double Wide(4)	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

Unique, versatile and spacious brick bungalow in prestigious, and highly desirable, Mount Carmel north end Niagara Falls neighbourhood. With 1900sq. ft main living area duplicated by finished lower level with two separate entrances, this bungalow offers open concept oak kitchen area with island, tiled floors, lower level kitchen, double car garage, stamped concrete driveway, in ground heated salt water pool, oversized covered back patio, updated windows, excellent privacy, unbelievable north end location, in law and lower level apartment rental options, and the list of features extends to another page. If you are seeking quality, fully finished, one story family, retirement, or executive living close to amenities, easy QEW and HWY 406 access, in preferred north end Niagara Falls vicinity, make your appointment today. This will not last long on the market.

Financial / Additional Listing Information

Commence Date:	02/22/2019	Taxes/Year:	6,200.00/2018	Possession:	Flexible
Selling Date:		Assessment:	489,250/2019	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:					
Feat/Amenities:					
Inclusions:					
Exclusions:					

Listing Brokerage: **Revel Realty Inc., Brokerage, Brokerage**

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