



[272 LAKESHORE Road](#) Single Family/Freehold/Sale
St. Catharines, ON L2M 1R6

Price: \$424,900



MLS®#: 30598291 Status: **Active**
Region: Niagara DOM:
Municipality: 4 - St. Catharines
Neighbourhood: 441 - Niagara/Linwell
Bldg Type/Style: Detached/Bungalow
Age/Yr Built: 31-50 Years/1967 Basement: Yes
Legal Desc: LT 74 PL 589 ; S/T RO145180 ST. CATHARINES
Sq.Ft/Source: 1,108/LBO provided Tot Bdrms: 4 (3+1)
Sq Ft Range: 1001 to 1500 Bathrooms: 1.0
Acres/Range: < 0.5 Lot Front: 60.00 Ft
Taxes/Year: \$3,272/2017 Lot Depth: 125.00 Ft
Irregularities: Lot Shape: Rectangular
Heat: Gas/Forced Air
Water: Municipal/ Sewer: Sewer (Municipal)
Brokerage: ROYAL LEPAGE NIAGARA R.E. CENTRE
CrossSt/Dir: Lakeshore Rd and Arthur St

Property Details

Exterior:	Brick	Heat Source:	Gas	Air Cond Type:	Central Air
Bsmt Size/Fn/Dev:	Full/Fully Finished	Heat Type:	Forced Air	Air Condition:	Yes
Foundation:	Poured Concrete	Sewers:	Sewer (Municipal)	Fireplaces:	
Roof:	Fiberglass Shingle/	Water:	Municipal	Waterfront:	
Water Meter:	Yes	Wtr Sup Type:		Pool:	None
Laundry Access:		UFFI:		Retire Comm:	
#/Type of Garage:	0.0/None	Total Parking Spaces:	5	VisitAble:	
#/Driveway/Type:	5.0/Private Double Wide/Asphalt	Assigned Spaces:		Add Month Fees:	
Parking:	Asphalt	Soil Type:		Energy Cert Level:	
Recreational Use:		Elevator YN:	No	Freehold w/Com Elem Fee:	No

Remarks
Don't miss out on this charming bungalow located in North St. Catharines perfect for those looking for a little extra room. This home features a fully finished basement with it's own kitchen, bathroom, and a 4th bedroom. There is even the potential for a 5th bedroom! The main floor has beautiful hardwood, 3 bedrooms, an updated kitchen, and big bright windows that let a ton of light into this beautiful home. Out back you'll discover a fully fenced yard, the perfect sized deck to enjoy the summer months, and plenty of room for kids to play safely under the mature trees that provide shade on those hot summer days. This home is located just minutes from the Walker's Creek Trail that leads to the Waterfront Trail for walking and bike riding along Lake Ontario. A short walk or bike ride to the East will take you to the Weller Dry Dock Area along the Welland Recreational Canal and the trail that runs along the Canal. Great schools, shopping, restaurants, and more. In the summer months you're not far from Port Dalhousie to enjoy rowing, the pier, and the famous carousel.

Property Features

Features/Amenities:

Tax and Financial Information

Roll#:	262905002414400	Assessment:	\$223,500/2017	Survey:	None
Pin#:	462960084	Taxes:	\$3,272/2017	Private Entrance:	
Legal Desc:	LT 74 PL 589 ; S/T RO145180 ST. CATHARINES				
Location:	Urban	Fronting On:	South	HST Applicable:	Included

Rooms Information

Room	Level	Dimens Imperial	Features	Room	Level	Dimens Imperial	Features
Kitchen /Dining Room	M	19' 11" X 10' 0"		Living Room	M	18' 0" X 11' 11"	
Bedroom	M	11' 10" X 9' 10"		Bedroom	M	9' 11" X 8' 6"	
Bedroom	M	11' 11" X 8' 4"	Sliding doors	Bathroom	M		4-Piece
Eat in Kitchen	B	11' 10" X 9' 0"		Living Room	B	12' 11" X 11' 10"	
Bedroom	B	15' 5" X 7' 7"		Laundry Room	B	13' 4" X 8' 6"	
Workshop	B	21' 10" X 10' 0"					

Listing Information

Commence Date:	09/05/2017	Deposit:	3-5%	Buy Option:	CDOM:
Sign:	Yes	Lockbox:	Yes	Possession:	SPIS:
					Yes/No

Prepared By: STEPHANIE SCHAEFFER,
Salesperson
ROYAL LEPAGE NIAGARA R.E. CENTRE

Client Full One Page Report

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