

10 Monarch Park Dr.

R&R Homes & Design

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**10 Monarch Park Drive
St Catharines L2M 3K7**

List Price: \$ 389,900

Property Type: Residential
Type/Style: Detached – 4 Level Back Split
District: St.Catharines – Niagara/Linwell -888
Near: Scott & Niagara
Legal: Plan 632 Lot 16

of Rooms: 8
of Bedrooms: 3+1
Zoning R1B
Baths 3-piece: 1
Baths 4-piece: 1
#FBths/#HBths: 2/0
Sq Ft: 1327 +/-

Rooms and Their Sizes

Living Room	[1] 18 x 12	Bedroom	[2] 12.4 x 9.6
Dining Room	[1] 12 x 10	Bedroom	[2] 11.10 x 9.8
Kitchen	[1] 15 x 11	Recreation Rm w/Frpl	[B1] 16.1 x 15.4
Bedroom/Office	[B1] 11.3 x 9.8	4 Pc Bthrm	[2]
Master Bedroom	[2] 15 x 10	3 Pc Bthrm	[B1]

Property Details

Taxes: \$3,890 /2013	Lot Size: 58 x 122.14 (Imperial)
Type of Ownership: Freehold	Fireplaces: 2 - Wood
Parking: Attached Garage, Double Driveway, Double Garage	Heating: Forced Air
Rental Eqmt: Water Heater	Central Air: Central Air Conditioning
Exterior/Const: Brick Facing, Stone	Fuel: Natural Gas
Elementary Sch: Lockview P.S.	Water Supply: Municipal
Secondary Sch: Laura Secord S.S.	Water Meter: Yes
	Sewer Type: Sanitary Sewer
	Amps: 100

Directions

Niagara St. going north, take the first right after Scott St.

Inclusions: All Light Fixtures

Exclusions: None

General Description

Beautiful, totally renovated 4-level backsplitted on quiet cul-de-sac in a great neighbourhood. Includes double garage with woodstove (Wett certified). This move-in ready home features an eat-in custom built kitchen with granite countertops and large island. Open to a large and bright living room. Hardwood flooring throughout entire house. All new windows with transferable warranty. Upstairs bath with granite countertop. Finished basement with walk-out, wood-burning fireplace, 4th bedroom/office and bathroom with shower. Newly paved double driveway. Furnace replaced 2003, shingles 2009. Large wood storage shed 13x8. ESA and City permits for renovation. This home will not last! Offering 2% commission to agents.

Workmanship and Materials

Aluminium wire replaced ESA Inspected. Kitchen/Dining Room Wall New Roxul Insulation & Vapour Barrier, Ceiling Vapour Barrier & 5/8 Drywall, IC Pot Lights w Vapour Barrier Boots, Tub Shower & Shower built with Cement Board/Schluter Kerdi. All plumbing fixtures replaced and much more! City permit was also obtained for work.

