

193 Parnell Road

R&R Homes + Design

Rosey & Ryan Smith

905-321-7926

rosey@rrhomesdesign.ca or ryan@rrhomesdesign.ca

<http://rrhomesdesign.ca>

193 Parnell Road
St Catharines L2M 1W3

List Price: \$539,900

Property Type: Residential
Type/Style: Detached – Bungalow
District: St. Catharines – North End
Near: Parnell & Niagara
Legal: Plan 589 Lot 3

of Bedrooms: 3+1
Baths 3-piece: 1
Baths 4-piece: 1
#FBths/#HBths: 2/0
Sq Ft: 1156 +/-

Rooms & Sizes			
Kitchen	[M] 11 x 9'6"	Bedroom/Office	[B] 13'6" x 11'6"
Dinette	[M] 13'10" x 13'3"	Recreation Rm	[B] 25'10" x 18'6"
Bedroom	[M] 11'8' x 9'10"	4 Pc Bathroom	[M]
Bedroom	[M] 11'6" x 10'8"	3 Pc Bathroom	[B]
Bedroom	[M] 10'0" x 7'10"	Laundry	[B] 15'3" x 13'8"
Living Room	[M] 18'8" x 11'8"	Cold Room	[B] 12'6" x 6'6"
Property Details			
Taxes: \$3,753.68 /2018		Lot Size: 60.00FR x 110.00D	
Type of Ownership: Freehold		Fireplaces: none	
Parking: Double Garage, Double Driveway		Heating: Forced Air	
Water Heater: Rental		Central Air: Central Air Conditioning	
Exterior/Const: Brick/Stone Facing		Fuel: Natural Gas	
Elementary Sch: Assumption / Dalewood		Water Supply: Municipal	
Secondary Sch: Holy Cross / Govenor Simcoe		Water Meter: Yes	
		Sewer Type: Sanitary Sewer	
		Amps: 100	
Inclusions / Exclusions			
Inclusions: All Light Fixtures			
Exclusions: None			
General Description			
<p>Rare find! Completely renovated 3+1 bedroom bungalow with double garage in an established neighbourhood with absolutely nothing left to do. This home features over 1,800 sq ft of finished living space. The main level boasts a custom-built kitchen with an abundance of storage and quartz counters. Continue down the hall and you'll find 3 bedrooms and a beautiful 4-pc bath. Patio doors off the dinette lead you to a large, covered concrete patio and spacious, fully fenced backyard. The lower level is a bright and open space, re-insulated and fully finished with a large family room, 3-piece bath, office/bedroom, laundry room and cold room. Additional features include a new furnace & A/C, engineered hardwood flooring throughout main floor, all new windows and doors, new eavestrough, LED pot-lighting, new garage doors, all plumbing fixtures replaced and much more.</p>			
Workmanship and Materials			
Copper wiring, ESA inspected, security system, ¾" engineered hardwood, new insulation in attic, kitchen, and basement, tub/shower built with Schluter Kerdi system, Moen fixtures, AC & furnace (2-stage)			