

12 Strathcona Dr.

R&R Homes & Design

Rosey & Ryan Smith

905-321-7926

rosey@rrhomesdesign.ca or ryan@rrhomesdesign.ca

12 Strathcona Drive
St Catharines L2M 2A9

List Price: \$ 439,000

Property Type: Residential
Type/Style: Detached – Bungalow
District: St.Catharines – Niagara/Linwell -888
Near: Vine and Rosemount
Legal: Plan 568 Lot 11

of Rooms: 8
of Bedrooms: 3+1
Zoning R1B
Baths 3-piece: 1
Baths 4-piece: 1
#FBths/#HBths: 2/0
Sq Ft: 1551 +/-

Rooms and Their Sizes	
Foyer [1] 10 x 5.6	Master Bedroom [1] 13.5 x 11
Living Room w/Frpl [1] 20 x 12.9	Bedroom [1] 10 x 11
Dining Room [1] 11.4 x 10	Bedroom [1] 10 x 9.10
Den/Office [1] 10 x 9.10	Recreation Rm [LL] 22 x 42
Kitchen [1] 11.4 x 11	Laundry [LL] 13.3 x 11
Storage [LL]	4Pc Bthrm [1]
	3 Pc Bthrm [LL]
Property Details	
Taxes: \$4,379 /2012	Frontage: 75.0
Type of Ownership: Freehold	Fireplaces: 2 - Wood
Parking: Attached Garage, Double Driveway, Double Garage, Inside Entry	Heating: Forced Air
Rental Eqmt: Water Heater	Central Air: Central Air Conditioning
Exterior/Const: Brick Facing, Stone, Wood	Fuel: Natural Gas, Electricity
Topography: Green Space, Scenic View, Sloping	Water Supply: Municipal
Pool: Yes – Concrete, New Filter & Pump	Water Meter: Yes
	Sewer Type: Sanitary Sewer
	Amps: 200
Directions	
Inclusions: Dishwasher, All Light Fixtures	
Exclusions: Fridge, Stove, Washer, Dryer	
General Description	
Rare find! Beautiful, totally renovated bungalow with double garage on ravine lot (Walkers Creek) in the highly desirable Sunnyside Estates. 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 with wood-burning fireplace. French doors take you to a covered back patio with a few steps to the in-ground pool and private yard. Hardwood flooring throughout entire house. All new windows with transferable warranty. Complete new HVAC system. Master bedroom with his and hers closets and privileged ensuite bath with granite countertop. Finished basement with walk-out has a wet bar and bath with shower. Newly paved double driveway and double garage with interior access to mud-room. This home will not last!	