

65 Monarch Park Dr.

R&R Homes & Design

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65 Monarch Park Drive
St Catharines L2M 6V4

List Price: \$ 389,900

Property Type: Residential
Type/Style: Detached – 5 Level Side Split
District: St.Catharines – Niagara/Linwell -888
Near: Scott & Niagara
Legal: Plan 688 Lot 86

of Bedrooms: 3
Zoning: R1
Baths 2-piece: 1
Baths 3-piece: 1
Baths 4-piece: 1
Sq Ft: 1740 +/-

Rooms and Their Sizes

Living Room	[1] 16.4 x 12	Master Bedroom	[2] 14.8 x 10.10
Dining Room	[1] 11.6 x 10	Bedroom	[2] 12.3 x 10.9
Kitchen	[1] 16 x 11	Bedroom	[2] 11.3 x 9.8
Main Fl Lnd Rm	[1] 5.11 x 7.5	4 Pc Bthrm	[2]
Family Rm w/Frpl	[1] 20.7 x 11.9	3 Pc Bthrm	[B1]
		1 Pc Bthrm	[1]

Property Details

Taxes: \$3,860 /2014	Lot Size: 48 x 122.97 (Imperial)
Type of Ownership: Freehold	Fireplaces: 1 - Gas
Parking: Attached Garage, Double Driveway	Heating: Forced Air
Rental Eqmt: Water Heater	Central Air: Central Air Conditioning
Exterior/Const: Brick Facing, Stone	Fuel: Natural Gas
Elementary Sch: Lockview / Canadian Martyrs	Water Supply: Municipal
Secondary Sch: Laura Secord / Holy Cross	Water Meter: Yes
	Sewer Type: Sanitary Sewer
	Amps: 100

Directions

Niagara St. going north, first right onto Agar, then first left onto Monarch Park Dr.
Inclusions: All Light Fixtures
Exclusions: None

General Description

Beautiful, totally renovated multi-level home on quiet street in a great north-end neighbourhood. This move-in ready home features a custom built kitchen with granite countertops and island. Open to a large family room with gas fireplace and patio doors leading out to a covered patio. Custom built wrought iron railings and staircases. Main floor laundry/Mud room and Central Vac. Hardwood flooring throughout entire house. Upstairs bath with double sink and marble countertop. Lower level is fully finished with a large rec room and full bath which brings the total square footage to over 2,000! This home will not last!

Workmanship and Materials
Aluminium wire replaced and new 100 Amp breaker panel, ESA Inspected. Tub Shower built with Cement Board/Schluter Kerdi. All plumbing and lighting fixtures replaced and much more!