

7 Kenmore Crescent.

R&R Homes & Design

Rosey & Ryan Smith

905-321-7926

rosey@rrhomesdesign.ca or ryan@rrhomesdesign.ca

<http://rrhomesdesign.ca>

7 Kenmore Crescent St Catharines L2N 4S4

List Price: \$ 669,900

Property Type: Residential
Type/Style: Detached – Two Storey
District: St.Catharines – Royal Henley
Near: Ontario & Linwell
Legal: Plan 641 Lot 76

of Bedrooms: 3+1
Zoning R1B
Baths 3-piece: 2
Baths 4-piece: 1
#FBths/#HBths: 3/1
Sq Ft: 2000 +/-

Rooms and Their Sizes

Kitchen/ DR	[1] 25 x 27	Bedroom	[2] 10 x 11
Living Room	[1] 12 x 20	Recreation Rm	[B1] 23 x 23
Bedroom/Office	[1] 11 x 10	Master Ensuite	[2]
Mud Room/Laundry	[1] 12 x 10	4 Pc Bthrm	[2]
Master Bedroom	[2] 14 x 12	3 Pc Bthrm	[B1]
Bedroom	[2] 12 x 12	2 Pc Bthrm	[1]

Property Details

Taxes: \$5,558 /2016	Lot Size: 70 x 115
Type of Ownership: Freehold	Fireplaces: 1 - Gas
Parking: Double Garage, Double Concrete Driveway	Heating: Forced Air
Water Heater: Owned	Central Air: Central Air Conditioning
Exterior/Const: Brick Facing, Stucco, Siding	Fuel: Natural Gas
Elementary Sch: St. Denis	Water Supply: Municipal
Secondary Sch: St. Francis	Water Meter: Yes
	Sewer Type: Sanitary Sewer
	Amps: 100

Inclusions / Exclusions

Inclusions: All Light Fixtures
Exclusions: None

General Description

Beautiful, completely renovated 3+1 bedroom home in prestigious Royal Henley Estates. This 2-storey home features an open concept main level with an over-sized custom kitchen with quartz counters and large island perfect for entertaining. Engineered hardwood flooring throughout, gas fireplace, LED pot-lighting, laundry/mud-room and office. Custom built railing and stairs. Patio door off the living room takes you to your private backyard with deck. The bedroom level offers a master bedroom with ensuite, 2 bedrooms and main bath with double sink and quartz counters. The lower level is fully finished with a 3-piece bath and plenty of storage. Additional features include alarm system, irrigation system, and concrete driveway.

Workmanship and Materials

Aluminum wire replaced ESA inspected. All new insulation throughout. Tub/showers built with Schluter Kerdi system. A/C '12, Roof & Furnace '16. All plumbing fixtures replaced and much more!

