

## 11 Stoney Brook Crescent

R&R Homes + Design

Rosey & Ryan Smith

905-321-7926

[rosey@rrhomesdesign.ca](mailto:rosey@rrhomesdesign.ca) or [ryan@rrhomesdesign.ca](mailto:ryan@rrhomesdesign.ca)

<http://rrhomesdesign.ca>

### 11 Stoney Brook Crescent St Catharines L2S 3A1

**List Price: \$499,900**

Property Type: Residential  
Type/Style: Detached – Back-Split  
District: St. Catharines – Martindale  
Near: Martindale & QEW  
Legal: Plan 30M135 Lot 14

# of Bedrooms: 3+1  
Zoning R1B  
Baths 3-piece: 1  
Baths 4-piece: 1  
#FBths/#HBths: 2/0  
Sq Ft: 1700 +/-

Rooms and Their Sizes	
Kitchen [1] 12.6 x 14	Bedroom [2] 9 x 12
Living Room/DR [1] 27 x 16	Recreation Rm [B1] 14 x 19.6
Bedroom/Office [B1] 11.6 x 8.6	4 Pc Bthrm [2]
Laundry [B1] 6 x 10.6	3 Pc Bthrm [B1]
Master Bedroom [2] 12 x 15.6	
Bedroom [2] 10 x 15.6	
Property Details	
<b>Taxes:</b> \$4,521 /2016 <b>Type of Ownership:</b> Freehold <b>Parking:</b> Double Garage, Double Concrete Driveway <b>Water Heater:</b> Rental <b>Exterior/Const:</b> Brick Facing, Siding <b>Elementary Sch:</b> Grape View / Mother Teresa <b>Secondary Sch:</b> St. Francis	<b>Lot Size:</b> 39.75FR x 116.20D <b>Fireplaces:</b> 1 - Wood <b>Heating:</b> Forced Air <b>Central Air:</b> Central Air Conditioning <b>Fuel:</b> Natural Gas <b>Water Supply:</b> Municipal <b>Water Meter:</b> Yes <b>Sewer Type:</b> Sanitary Sewer <b>Amps:</b> 100
Inclusions / Exclusions	
<b>Inclusions:</b> All Light Fixtures <b>Exclusions:</b> None	
General Description	
Beautiful, completely renovated 3+1 bedroom home in great neighbourhood close to the QEW. This back-split features 1,700 sq ft of finished living space. Open concept main level with cathedral ceilings, custom kitchen with quartz counters and island perfect for entertaining. Engineered hardwood flooring throughout, LED pot-lighting and custom built railing and stairs. Patio door off the kitchen takes you to your side patio and private pie-shaped backyard. The upper level offers 3 bedrooms and main bath with free standing tub and spacious shower. The lower level is fully finished with a 3-piece bath, office/bedroom and laundry/walk-out. Additional features include all new windows, doors, new A/C & furnace, roof 2012, custom shower constructed with Schluter system, all plumbing fixtures replaced and much more!	