

25 MEADOWLARK Crescent, St. Catharines, Ontario L2N 2M6

Client Full
Incomplete / Residential

[25 MEADOWLARK Cr St. Catharines](#)

MLS® #: 40013844
 Price: **\$659,900**



Niagara / 4 - St. Catharines / 437 - Lakeshore Sidesplit/House

	Beds	Baths	Kitch
Lower		1	
Main			1
Second	3	1	

Beds: **3 (3 + 0)**
 Baths: **2 (2 + 0)**
 SF Range: **1501 to 2000**
 Abv Grade Fin SF: **1,126.00/Public Records**
 Blw Grade SF: **545.00/Public Records**
 Common Interest: **Freehold/None**
 Tax Amt/Yr: **\$4,940/2020**

Remarks/Directions

Public Rmks: Located in beautiful North St Catharine's in a tight knit, family friendly community, just minutes from the lake, walking trails, and all the amenities you'll discover this sprawling side split home! With 3 spacious bedrooms this home offers a recently updated 4 piece bathroom with a second 3 piece bathroom in the lower level. This a unique Veterans built home, built to exacting standards and is complete with plaster walls, oak hardwood floors, and steel beams. This home was built using only the best building materials of the era. Perfectly positioned on a massive pie shaped lot this home features a large 18x38 in-ground Schwenker concrete pool that transitions from approx. 4 ft to 10 ft....perfect for the dog days of summer with plenty of additional yard with a huge shade tree with a low hanging branch, perfect for a tree swing and covered deck area by the pool to enjoy all this home has to offer. From the minute you walk in you'll appreciate the open look and feel of this home from the oak hardwood flooring running throughout the living space, formal dining room, upstairs hallway, and all 3 bedrooms. With recent new flooring and countertops in the kitchen, you can cook and prepare a meal while you entertain outside on the patio and pool, or have your guests come indoors to the air conditioned space to sit at the dining room table or retire to the two large living spaces. Downstairs in the rec room you'll discover a retro bar and entertainment space complete with a gas burning fireplace and the 2nd large 3 piece bathroom, lower level laundry and furnace room, and a walk up to the back yard. What more could you ask for. An expansive, well built home in one of Niagara's most sought after areas. Enjoy your summers around the pool, walk to the lake, and let your kids play on the family friendly street. Offer presentation Monday Sept 7, 2020 at 3:00pm

Directions: Vine St to Royal York, left onto Meadowlark

Common Elements

Exterior

Exterior Feat:	Awnings	Roof:	Fiberglass Shingle
Construct. Material:	Aluminum Siding, Brick, Stone	Prop Attached:	Detached
Shingles Replaced:	2007	Apx Age:	51-99 Years
Year/Desc/Source:	1967//Public Records	Foundation:	Poured Concrete
Pool Features:	Inground	Carport Sp:	
Parking Features:	Attached Garage, Asphalt Driveway, Private Double Driveway	Sewer:	Sewer (Municipal)
Parking Spaces:		Driveway Spaces:	4
Garage Sp/Desc:	2 Spaces	Water Tmnt:	
Water Source:	Municipal-Metered	Acres Range:	< 0.5
Lot Size:		Lot Depth:	127.00
Lot Front:	55.00	Lot Shape:	Pie
Lot Irregularities:		Land Lse Fee:	
Area Influences:	Quiet Area		

Interior

Interior Feat:	Auto Garage Door Remote(s)	FP Stove Op:	
Basement:	Full Basement, Partially Finished, Walk-Up	Contract Cost/Mo:	
Laundry Feat:	Electric Dryer Hookup, Gas Dryer Hookup		
Cooling:	Central Air		
Heating:	Fireplace-Gas, Forced Air		
Fireplace:	1		
Under Contract:	Hot Water Heater		
Inclusions:	Dryer, Washer		
Add Inclusions:	Fridge, Stove, washing machine and dryer, window hardware		
Exclusions:	Curtains		
Furnace Age:	2016	Tank Age:	
		UFFI:	

Brokerage Information

List Brokerage: [REVEL Realty Inc., Brokerage](#) 

Source Board: **Niagara**

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