



**Status:** Active **List Price:** \$ 599,900  
**37 ROYAL YORK Road**  
**St. Catharines L2N 2N7**  
**Prop Type:** Residential **Lease Rate:**  
**Type/Style:** Detached - 4 Level Side Split **S. Price:**  
**District:** St. Catharines - Lakeshore - 888 **Leased:**  
**Near:** VINE AND LAKESHORE **# of Rooms:**  
**Legal:** PLAN 574, LOT 38 **# of Bedrooms:** 3 + 1  
**Sale/Lease:** For Sale Only **Tx Appl:** **Zoning:** H  
**Age:** 31-50 Years **Comm Date:** 01/16/12 **Baths 2-piece:** 0  
**Side of Road:** North **Sale:** **Baths 3-piece:** 2  
**Possession:** IMMEDIATE **DOM:** **Baths 4-piece:** 0  
**#FBths/#HBths:** 3/ 0  
**Sq Ft:** 2000 +/-

**Rooms and Their Sizes**

|                  |     |             |             |      |              |            |      |
|------------------|-----|-------------|-------------|------|--------------|------------|------|
| Living Rm w/Frpl | [1] | 25.3 x 11.2 | Bedroom     | [2]  | 12.0 x 9.8   | 3 Pc Bthrm | [1]  |
| Sun/Florida Rm   | [1] | 20.2 x 10.7 | Bedroom     | [2]  | 11.0 x 10.8  | 5 Pc Bthrm | [2]  |
| Kitchen          | [1] | 27.3 x 9.6  | Family Room | [LL] | 19.2 x 11.4  | 3 Pc Bthrm | [LL] |
| Great Room       | [1] | 18.0 x 11.5 | Bedroom     | [LL] | 14.6 x 9.6   |            |      |
| Master Bedroom   | [2] | 13.0 x 10.0 | Laundry     | [B1] | 25.5 x 10.10 |            |      |

**Property Details**

**UFFI:** No **Lot Size:** 70 X 140 [Imperial] **Waterfront:** Y  
**Taxes:** \$ 7,424 / 2011 **Property Size:** .5 or Less **Fireplaces:** 2  
**Type of Ownership:** Freehold **Basement:** Full **Heating:** Forced Air  
**Occupant:** Owner **Basement Dev:** Unfinished **Central Air:** Yes  
**Parking:** Attached Garage, 1.5 Garage, Inside Entry **Fuel:** Gas (Natural)  
**Rental Eqmt:** Water Heater **Water Supply:** Municipal  
**Exterior/Const:** Brick Facing, Stone **Water Meter:** Yes  
**Topography:** Scenic View, Water Access, Waterfront, Water View **Sewer Type:** Sewer Connected  
**Restrictions:** None **Amps:** 100  
**Foundation:** Poured Concrete **Pool:** N  
**Elementary Sch:** **Secondary Sch:** **Survey Avail:**

**Condo Fee:**  
**Incl Prkg:** **Incl Locker:** **Condo Corp#:** **Mobile Home Info:**  
**Features:** Hardwood Floor, Jetted Bathtub, C/Vacuum & Attach, Automatic Garage Dr, Alarm System

Virtual Tour: <http://www.cmyhometours.ca/37%20Royal%20York%20Road%20-%20St.%20Catharines.htm>

**Directions:** VINE ST, NORTH TOWARDS LAKE ONTARIO AND ROYAL YORK

**Inclusions:**

**Exclusions:**

**Internet Comments**

RARE OFFERING! PRIME, PRIME Lake Ontario Waterfront multi-level in prestigious North St. Catharines on 70'x140' setting. All 9 rooms and 3 bathrooms are spacious and multiple over-size windows and terrace doors abound that allow glorious nautical, sunrise and sunset views from home interior designed for comfortable family living and entertaining within its spacious Great Room overlooking ultra-grand Chef's kitchen with built-in appliances (including hidden washer and dryer), and the large living and Florida rooms, both with gas fireplaces. Terrace doors from kitchen open to large raised deck with electric awning. Another spacious area is the lovely lower level family room with large windows and huge bathroom with stall shower. The majority of the floors are hardwood; there are no carpeted floors. The basement includes a large, second laundry area and cold cellar. There are many automated systems such as security, sprinkler, stereo sound, lighting,, central air and vacuum, electric awning. Direct entry from home interior to spacious 1.5 car garage and long double drive.

**My Contact Information:** RANDY PAGE 905-687-9229 AND JEAN PAGE  
[randypage@mcgarrrealty.com](mailto:randypage@mcgarrrealty.com) [www.jeanandrandy.ca](http://www.jeanandrandy.ca)  
**Office Information:** SALLY MCGARR REALTY CORP, BROKERAGE - 251 Ph: 905-687-9229  
[st.catharines@mcgarrrealty.com](mailto:st.catharines@mcgarrrealty.com)