

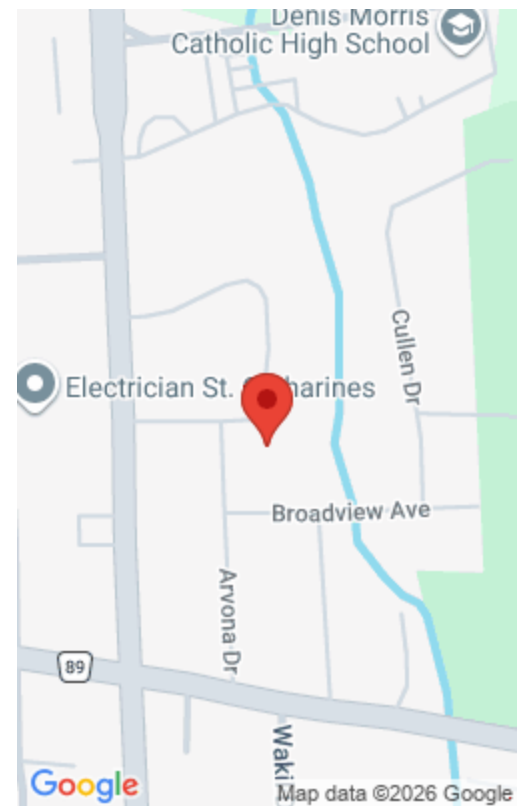
## 31 LARCHWOOD DR, ST. CATHARINES, ON L2T 2H4, CANADA

<https://www.gtarealestates.com>

Prime Investment Opportunity! Turn-Key Student Rental in an Unbeatable Location. Attention Investors and Savvy Buyers! Are you looking for a reliable, low-maintenance income property to add to your portfolio? Look no further. This rock-solid, incredibly well-maintained home is situated in a highly desirable, high-demand neighbourhood just steps from 3 bus routes to the University (main...

**\$599,900**

- 6 beds
- 2 baths
- Single Family
- Single Family
- 700 - 1100 sq ft



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## Rooms & Units Descr

**RoomType1:** Bedroom

**RoomLength1:** 4.52

**RoomDimensions1:** 4.52 m X 3.1 m

**RoomLevel2:** Basement

**RoomType3:** Recreational, Games room

**RoomLength3:** 7.16

**RoomDimensions3:** 7.16 m X 2.67 m

**RoomLevel4:** Basement

**RoomWidth4:** 3.1

**RoomType5:** Bedroom

**RoomLength5:** 3.3

**RoomDimensions5:** 3.3 m X 3.17 m

**RoomLevel6:** Main level

**RoomWidth6:** 3.48

**RoomType7:** Dining room

**RoomLength7:** 2.87

**RoomDimensions7:** 2.87 m X 2.59 m

**RoomLevel8:** Main level

**RoomWidth8:** 2.84

**RoomType9:** Bathroom

**RoomDimensions9:** Measurements not available

**RoomLevel10:** Main level

**RoomWidth10:** 2.95

**RoomType11:** Bedroom

**RoomLength11:** 3.3

**RoomDimensions11:** 3.3 m X 3.25 m

**RoomLevel12:** Main level

**RoomWidth12:** 2.84

**RoomLevel1:** Basement

**RoomWidth1:** 3.1

**RoomType2:** Bathroom

**RoomDimensions2:** Measurements not available

**RoomLevel3:** Basement

**RoomWidth3:** 2.67

**RoomType4:** Bedroom

**RoomLength4:** 3.2

**RoomDimensions4:** 3.2 m X 3.1 m

**RoomLevel5:** Basement

**RoomWidth5:** 3.17

**RoomType6:** Living room

**RoomLength6:** 5.18

**RoomDimensions6:** 5.18 m X 3.48 m

**RoomLevel7:** Main level

**RoomWidth7:** 2.59

**RoomType8:** Kitchen

**RoomLength8:** 3.48

**RoomDimensions8:** 3.48 m X 2.84 m

**RoomLevel9:** Main level

**RoomType10:** Bedroom

**RoomLength10:** 3.1

**RoomDimensions10:** 3.1 m X 2.95 m

**RoomLevel11:** Main level

**RoomWidth11:** 3.25

**RoomType12:** Bedroom

**RoomLength12:** 3.28

**RoomDimensions12:** 3.28 m X 2.84 m



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## Location Details

**City:** St. Catharines (Glendale/Glenridge)

**Province:** Ontario

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## Property Details

**SubdivisionName:** 461 - Glendale/Glenridge

**Levels:** 1

**FrontageLength:** 50 ft

**ArchitecturalStyle:** Bungalow

**Stories:** 1

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## Property Features

**CommunityFeatures:** School Bus

**HeatingFuel:** Natural gas

**Cooling:** Central air conditioning

**OpenParkingYN:** False

**AttachedGarageYN:** True

**FireplaceFeatures:** Woodstove

**ViewYN:** False

**Sewer:** Sanitary sewer

**Heating:** Forced air

**CoolingYN:** True

**ParkingTotal:** 7

**GarageYN:** True

**CarportYN:** False

**PoolYN:** False

**WaterfrontYN:** False

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## Courtesy of

**OfficeName:** RE/MAX ESCARPMENT REALTY INC.

**Office ID:** 266588

**ListAOR:** Toronto Regional Real Estate Board

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## Building Details



**ParkingTotal:** 7

**ArchitecturalStyle:** Bungalow

**Heating:** Forced air

**Sewer:** Sanitary sewer

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## Amenities & Features

**Waterfront available:** No

**OpenParkingYN:** No

**AttachedGarageYN:** Yes

**GarageYN:** Yes

**CarportYN:** No

**PoolYN:** No

**CoolingYN:** Yes

**CommunityFeatures:** School Bus

**Cooling:** Central air conditioning

**FireplaceFeatures:** Woodstove

