

\$394,900 - 1001 - 3 Towering Heights Boulevard, St. Catharines (glendale/glenridge)

MLS® #X12396259

\$394,900

2 Bedroom, 2.00 Bathroom,
Single Family

461 - Glendale/Glenridge, St. Catharines
(glendale/glenridge), Ontario

Motivated Seller! Love where you live. Welcome to Southgate, a desirable condominium complex with so much to offer and located in the sought-after community of Old Glenridge in the heart of St. Catharines. A fantastic opportunity to own a large 1 bedroom + den. Perched on the 10th floor of this fabulous complex enjoy endless views from every room in this expansive 1125 sq ft, 1.5 bath with sprawling light filled living & dining including hardwood & ceramic throughout, eat-in kitchen with stylish backsplash and undermount lighting. The primary bedroom with brand new hardwood flooring has an ensuite bath with jacuzzi tub and a spacious walk-in closet. Off the hallway is the 2 piece bathroom and the spacious in-suite laundry and storage room. The den/sunroom can be multi use, office/TV room and has been used with a pullout couch as a guest bedroom. Freshly painted with modern lighting, custom blinds throughout and new toilets. The spa-like recreation facilities feature an indoor pool, whirlpool, sauna, exercise room, party/craft/games rooms, library and workshop. Close to shopping, downtown, sports/event arena, Performing Arts Centre and major highways. Indoor parking 54B, separate storage locker 96B. Pet free building. Southgate is a community minded condominium building that you will be proud to



call home! ** INCLUDED IN MONTHLY FEE **
Building Insurance, Contribution towards
reserve fund, Building Maintenance, Bell Fibe
Cable TV, Central Air Conditioning, Common
Elements, Ground Maintenance/Landscaping,
Heat, Hydro, Natural Gas, Parking, Water.
(id:6289)

Essential Information

Listing #	X12396259
Price	\$394,900
Bedrooms	2
Bathrooms	2.00
Half Baths	1
Type	Single Family
Sub-Type	Condominium/Strata

Community Information

Address	1001 - 3 Towering Heights Boulevard
Subdivision	461 - Glendale/Glenridge
City	St. Catharines (glendale/glenridge)
Province	Ontario
Postal Code	L2T4A4

Amenities

Amenities	Golf Nearby, Public Transit, Schools, Exercise Centre, Recreation Centre, Party Room, Visitor Parking, Storage - Locker
Features	Wooded area, Ravine, Lighting, In suite Laundry
Parking Spaces	1
Parking	Garage, Underground
# of Garages	1
Has Pool	Yes
Pool	Indoor pool

Interior

Appliances	Dishwasher, Dryer, Stove, Washer, Refrigerator
Heating	Natural gas Forced air
Cooling	Central air conditioning

Exterior

Exterior Brick, Stucco

Listing Details

Listing Office BOLDT REALTY INC., BROKERAGE



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