

\$994,000 - 22 Ursula Avenue, St. Catharines (burleigh Hill)

MLS® #X12469003

\$994,000

2 Bedroom, 4.00 Bathroom,
Single Family on 0.00 Acres

460 - Burleigh Hill, St. Catharines (burleigh Hill), Ontario

Brace yourself - this property is a tough one to match. It oozes uniqueness from top to bottom (and it's a tall house!), starting with the lot sitting on top of the Niagara Escarpment, offering the most stunning views of the city, sunsets, Lake Ontario and as far as the iconic Toronto Skyline found on post cards. The house was custom built by Gatta Homes, with 16.5ft angled ceilings and many extra design details. Upon entering, you step into a large open space main floor with a sitting area looking out to the yard, a bedroom, 3pc bathroom and laundry room (yes, also with views to the yard). A 48in wide staircase leads you upstairs where it's hard not to notice the views right away through the large 6.5ft high windows all around the open concept kitchen, living room & dining area. The kitchen is decked out with S/S appliances, built-in convection oven, ceramic stovetop with downward draft exhaust and an extra bar sink. The dining area is right by the balcony, giving you easy access to the natural gas BBQ and great views through the glass railings. There is also a 2pc bathroom for guests. The Master bedroom adds a touch of romance with its French doors and Juliette balcony looking out to the yard. The bedroom also has a walk-in closet, a skylight, and 4pc bathroom including jacuzzi tub with skylight above. Wait, there is more, another level up you will find the loft -



make this your space - be it a comfy relax spot, workout/yoga area, or an office - do it while enjoying beautiful views at a height and feeling like you are atop the trees. Cool feature: it overlooks the entire 2nd floor - you just have to see it for yourself. The finished basement shows off a stone wall built from the original rocks from excavation and is big enough for an office, tv/games room, or has in-law potential, with a wet bar and an additional 3pc bathroom. The attached 1.5 car garage leads to the incredible backyard where you will enjoy the zen offered by the 60+ trees&shrubs added by the owner. (id:6289)

Essential Information

Listing #	X12469003
Price	\$994,000
Bedrooms	2
Bathrooms	4.00
Half Baths	1
Acres	0.00
Type	Single Family
Sub-Type	Freehold

Community Information

Address	22 Ursula Avenue
Subdivision	460 - Burleigh Hill
City	St. Catharines (burleigh Hill)
Province	Ontario
Postal Code	L2T1T1

Amenities

Amenities	Park, Public Transit, Schools, Fireplace(s)
Utilities	Cable, Electricity, Sewer
Features	Carpet Free
Parking Spaces	5
Parking	Attached Garage, Garage
# of Garages	2

View City view, Lake view

Interior

Appliances Oven - Built-In, Central Dishwasher, Dryer, Microwave

Heating Natural gas Forced air

Cooling Central air conditioning

Fireplace Yes

of Fireplaces 1

of Stories 3

Has Basement Yes

Exterior

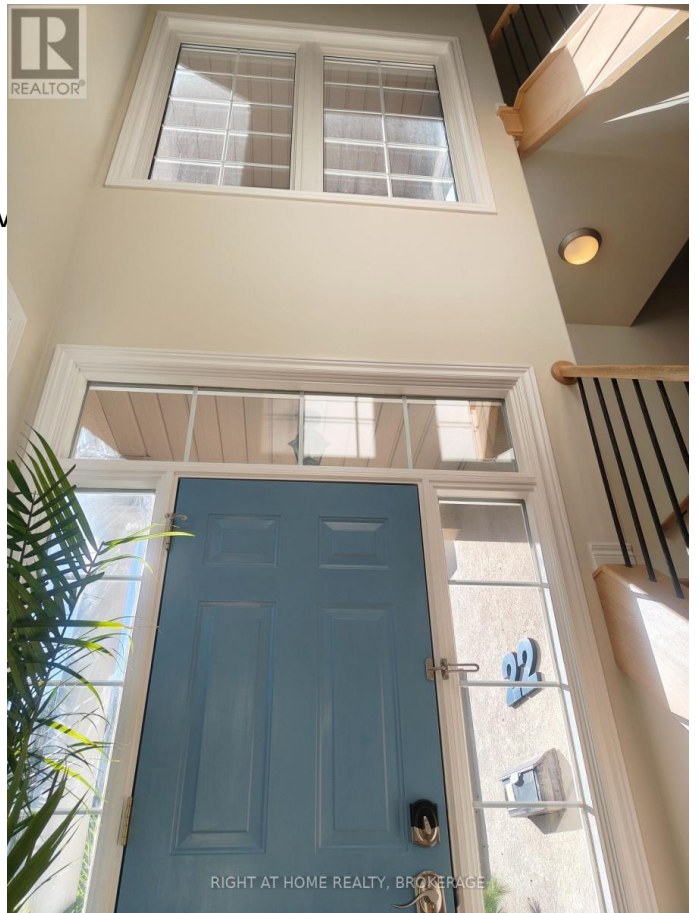
Exterior Stucco, Vinyl siding

Lot Description 65 x 100 FT

Foundation Poured Concrete

Listing Details

Listing Office RIGHT AT HOME REALTY, BROKERAGE



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