

## 26 Granada Drive

R&R Homes + Design

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**26 Granada Drive**  
**St Catharines L2S 3A1**

**List Price: \$589,900**

Property Type: Residential  
Type/Style: Detached – Raised Bungalow  
District: St. Catharines – North End  
Near: Lakeshore & Geneva  
Legal: Plan 672 Lot 9

# of Bedrooms: 3+1  
Baths 3-piece: 1  
Baths 4-piece: 1  
#FBths/#HBths: 2/0  
Sq Ft: 1200 +/-

### Rooms and Their Sizes

Kitchen/LR/DR	[2] 21 x 25	Bedroom	[2] 10.6 x 8
Bedroom/Office	[B1] 10 x 10.6	Recreation Rm	[B1] 14 x 19
Laundry	[B1] 18.6 x 8.8	4 Pc Bthrm	[2]
Master Bedroom	[2] 11 x 12.6	3 Pc Bthrm	[B1]
Bedroom	[2] 13 x 9		

### Property Details

<b>Taxes:</b> \$3,981.44 /2017	<b>Lot Size:</b> 54.00FR x 110.00D
<b>Type of Ownership:</b> Freehold	<b>Fireplaces:</b> 1 - Gas
<b>Parking:</b> Single Garage, Double Driveway	<b>Heating:</b> Forced Air
<b>Water Heater:</b> Owned	<b>Central Air:</b> Central Air Conditioning
<b>Exterior/Const:</b> Brick Facing, Siding	<b>Fuel:</b> Natural Gas
<b>Elementary Sch:</b> St. James / Dalewood	<b>Water Supply:</b> Municipal
<b>Secondary Sch:</b> St. Francis / Govenor Simcoe	<b>Water Meter:</b> Yes
	<b>Sewer Type:</b> Sanitary Sewer
	<b>Amps:</b> 100

### Inclusions / Exclusions

<b>Inclusions:</b> All Light Fixtures
<b>Exclusions:</b> None

### General Description

Location, location!! Beautiful, completely renovated 3+1 bedroom home in highly sought after neighbourhood with nothing left to do. This raised bungalow features 1,900 sq ft of finished living space. Open concept main level boasts a custom kitchen with quartz counters and island, perfect for entertaining as well as 3 bedrooms and a 4-pc bath. Engineered hardwood flooring throughout, LED pot-lighting and custom-built railing and stairs. The lower level is a bright and open space, re-insulated and fully finished with a large family room with gas fireplace, 3-piece bath, office/bedroom, laundry room and walk-out to a large concrete patio and spacious backyard. Additional features include all new doors, garage door and opener, roof 2012, all plumbing fixtures replaced and much more!

**Workmanship and Materials**  
Aluminum wire replaced, ESA inspected. All new insulation within walls and attic, all new drywall throughout, Tub/showers built with Schluter Kerdi system.