

18 AUSTIN Crescent, St. George, Ontario N0E 1N0

Listing

Client Full
Active / Residential

18 AUSTIN Cr St. George

Listing ID: 40544018
 Price: **\$829,900**

Brant County/2110 - NE Rural/2110 - St. George
Bungalow Raised/House



	Beds	Baths	Kitch
Lower	1	1	
Main	3	1	1

Beds (AG+BG): **4 (3 + 1)**
 Baths (F+H): **2 (2 + 0)**
 SF Fin Total: **2,342**
 AG Fin SF Range: **1001 to 1500**
 AG Fin SF: **1,342/Assessor**
 BG Fin SF: **1,000**
 Tot Unfin SF: **222**
 DOM: **16**
 Common Interest: **Freehold/None**
 Tax Amt/Yr: **\$3,851.12/2023**

Next OH: **Public: Sun Mar 10, 2:00PM-4:00PM**

Remarks/Directions

Public Rmks: **Welcome to this stunning all-brick home built in 1988 featuring 2,564 total living space, a 2-car garage, a spacious new double drive and a large 3-season sunroom addition. This well-sized 3+1 bedroom residence is ideal for even the largest of families. With numerous upgrades and a thoughtful remodel, this home is sure to impress. This home combines the charm of its era with modern amenities. A large foyer entrance welcomes you, providing easy access to the inviting sunroom or the convenient garage. The heart of the home, the kitchen features beautiful soft-close drawers, a large Kohler sink, and newer appliances. Enjoy an abundance of natural light throughout the home, thanks to newer windows that surround the property. California shutters adorn the living and dining room windows, while the dining room boasts stunning hardwood flooring. Three good-sized bedrooms on the main level, perfect for your family's needs. The 3-piece bath on the main level includes a gold inlay, and a Camil Tomlin whirlpool breeze tub for a spa-like experience. The lower level feels like a continuation of the main living space, featuring a spacious family room with a cozy gas fireplace, top-notch carpeting, an additional bedroom, and a 3-piece bathroom. The basement also includes a utility/storage room for your convenience. The furnace and air conditioning were replaced in 2016, and the shingles were updated in 2018, gutter guards installed on all the eaves in 2023 providing peace of mind for years to come. A natural gas line to the BBQ ensures that outdoor entertaining is a breeze. Don't miss the opportunity to make this your dream home. Arrange a viewing and experience the charm and comfort this property has to offer. Your new home awaits!**

Directions: **St George Rd to Victor Blvd then to Austin Cres.**
 Cross St: **Victor Blvd**

Exterior

Exterior Feat:	Patio(s), Porch				
Construct. Material:	Solid Brick			Roof:	Asphalt Shingle
Shingles Replaced:	2018	Foundation:	Poured Concrete	Prop Attached:	Detached
Year/Desc/Source:	1988//Assessor			Apx Age:	31-50 Years
Other Structures:	Shed			Winterized:	
Garage & Parking:	Attached Garage//Private Drive Double Wide//Asphalt Driveway			Garage Spaces:	2.0
Parking Spaces:	4	Driveway Spaces:	2.0		
Services:	Natural Gas				
Water Source:	Municipal	Water Tmnt:	Water Softener	Sewer:	Sewer (Municipal)
Lot Size Area/Units:	/	Acres Range:	< 0.5	Acres Rent:	
Lot Front (Ft):	65.00	Lot Depth (Ft):	120.00	Lot Shape:	
Location:	Urban	Lot Irregularities:		Land Lse Fee:	
Area Influences:	Quiet Area			Fronting On:	North
Topography:					

Interior

Interior Feat:	Auto Garage Door Remote(s), Central Vacuum, Water Heater Owned, Water Meter, Water Softener		
Basement:	Full Basement	Basement Fin:	Fully Finished
Cooling:	Central Air		
Heating:	Forced Air		
Fireplace:	1/Family Room, Natural Gas	FP Stove Op:	Yes
Under Contract:	None	Contract Cost/Mo:	
Lease to Own:	None		
Inclusions:	Dishwasher, Dryer, Garage Door Opener, Hot Water Tank Owned, Refrigerator, Stove, Washer		
Furnace Age:	2017	Tank Age:	2017
		UFFI:	

Property Information


Common Elem Fee: **No**
 Legal Desc: **LT 43, PL 1551 ; SOUTH DUMFRIES**
 Zoning: **R1**
 Assess Val/Year: **\$364,000/2022**
 PIN: **320350342**

Local Improvements Fee:
 Survey: **None/**
 Hold Over Days:
 Occupant Type: **Owner**

ROLL: **292001603040800**
Possession/Date: **Flexible/**
Possession Rmks: **FLEX**

Deposit: **10000**

Brokerage Information

List Date: **02/22/2024**
List Brokerage: **Century 21 Heritage House LTD** 

Source Board: Brantford Regional Real Estate Association
Prepared By: Martin Sarkissian, Broker
Date Prepared: 03/09/2024

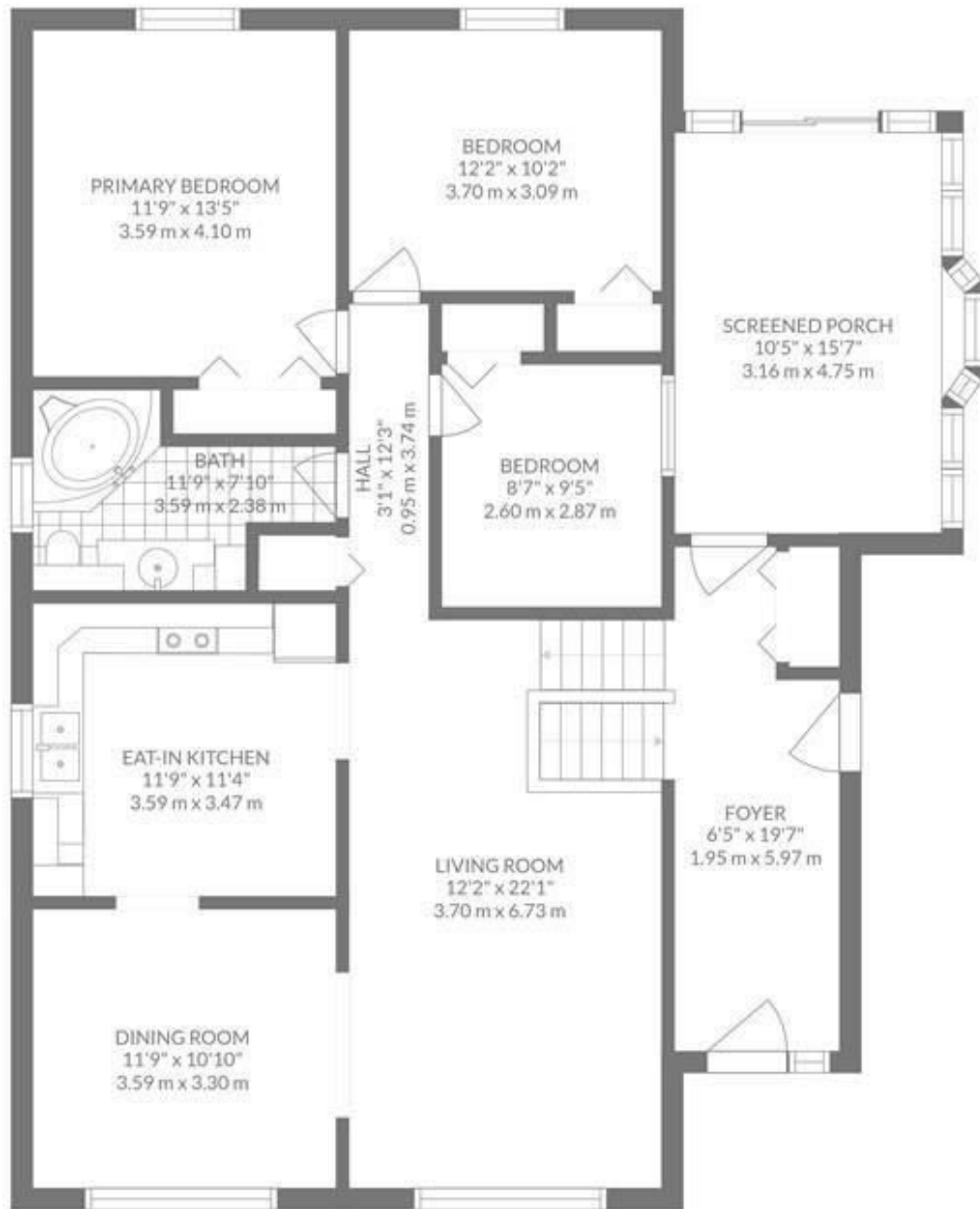
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Rooms

Listing ID: 40544018

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Dimensions (Metric)</u>	<u>Room Features</u>
Kitchen	Main	11' 11" X 11' 10"	3.63 X 3.61	
Bedroom	Main	8' 9" X 9' 11"	2.67 X 3.02	
Bedroom Primary	Main	13' 8" X 12' 0"	4.17 X 3.66	
Bedroom	Main	10' 2" X 12' 4"	3.10 X 3.76	
Living Room	Main	15' 4" X 12' 0"	4.67 X 3.66	
Dining Room	Main	10' 6" X 11' 11"	3.20 X 3.63	
Bedroom	Lower	19' 10" X 12' 5"	6.05 X 3.78	
Utility Room	Lower	11' 7" X 20' 0"	3.53 X 6.10	
Family Room	Lower	23' 0" X 18' 3"	7.01 X 5.56	
Sunroom	Main	15' 8" X 9' 10"	4.78 X 3.00	
Bathroom	Lower			3-Piece
Bathroom	Main			3-Piece

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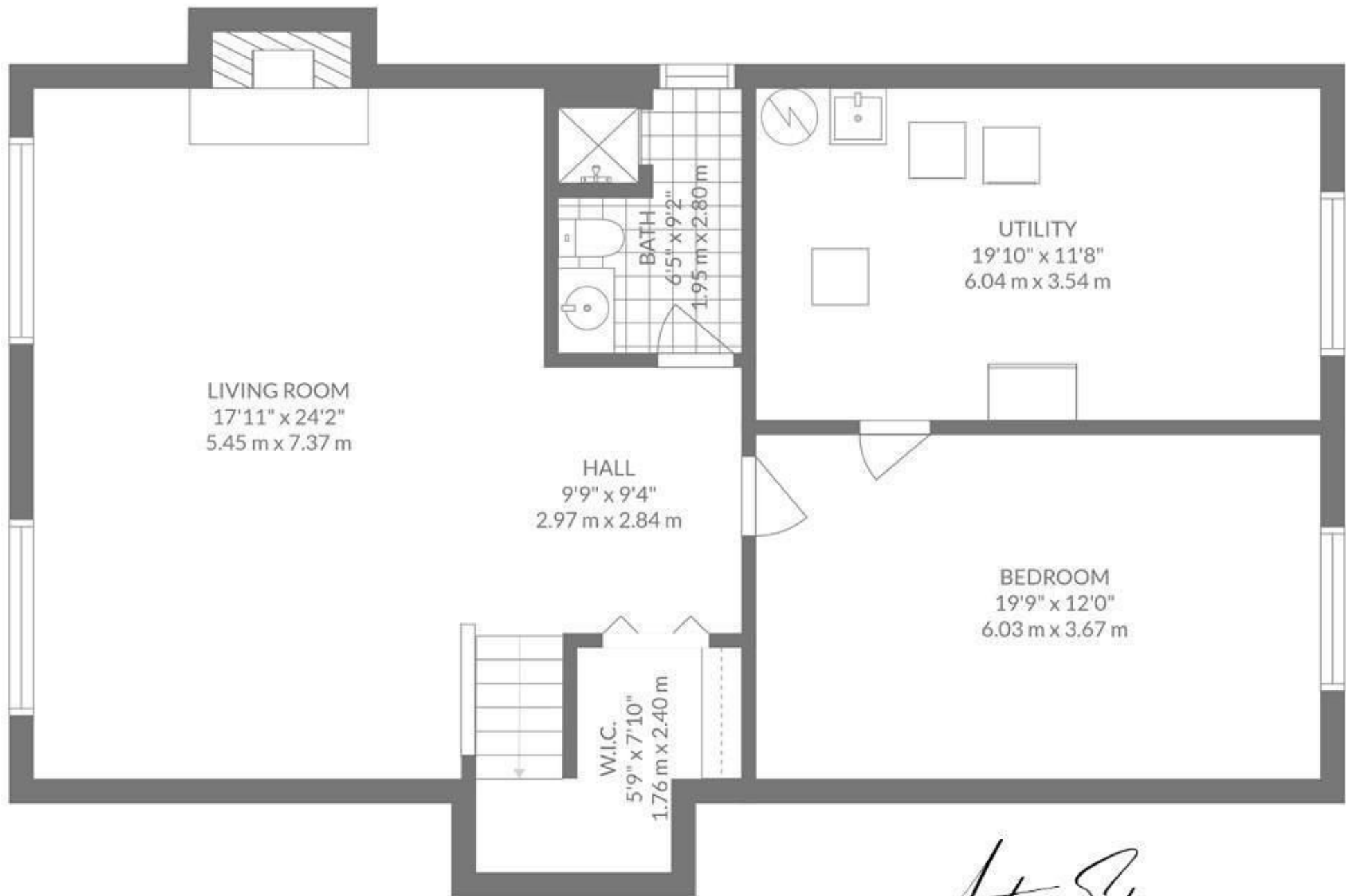


Estimated areas
 GLA FLOOR 1: 1354 sq. ft, excluded 165 sq. ft
 Total GLA 1354 sq. ft, total scanned area 1519 sq. ft

SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY

Martin Sarkissian
 Real Estate
 Broker

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LIVING ROOM
17'11" x 24'2"
5.45 m x 7.37 m

HALL
9'9" x 9'4"
2.97 m x 2.84 m

BATH
6'5" x 9'2"
1.95 m x 2.80 m

UTILITY
19'10" x 11'8"
6.04 m x 3.54 m

BEDROOM
19'9" x 12'0"
6.03 m x 3.67 m

W.I.C.
5'9" x 7'10"
1.76 m x 2.40 m

Estimated areas
GLA FLOOR 1: 1235 sq. ft, excluded 18 sq. ft
Total GLA 1235 sq. ft, total scanned area 1253 sq. ft

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