

55 GRAPEVIEW DR  
SHOWING NOTES

Age of house – 33 years (1988)  
Current owners since 1999  
Square feet - 1380  
Bedrooms - 3  
Bathrooms - 1.5  
Property - 85.74 X 174.75 FT

**Utilities:**

- Hydro - \$100 (Alectra)
- Water - \$100 (City of St Catharines)
- Gas - \$100 (Enbridge)
- Hot Water Tank Rental - \$37 (Just Energy)

**Inclusions:**

- Window coverings, fridge, stove, dishwasher, washer, dryer, electric fireplace, hall stand

**Exclusions:**

- Shelving

**Features:**

- 200amp electrical service
- Roof - 2010
- Newer bathroom, flooring within the last 4 years
- Windows approx 15yrs
- Furnace/AC circa 2010
- Attached Double Garage w Inside Entry & Double Asphalt Driveway



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