



286 John Street East, Niagara-on-the-Lake

Custom designed and built in 1996, this well proportioned bungalow sits well back from the road and borders a well known local vineyard. With a south western exposure, light floods the interior all day long. The just under 2 acre verdant gardens are landscaped with various colourful perennials, annuals, fruit trees and ponds all fed by an inground sprinkler system with it's own drilled well as a water supply.





Kitchen 27'6 x 13'0



The open plan kitchen is a pleasure to spend time in and includes in-floor radiant heating. Cherry cabinets, 2 Kitchen Aid wall ovens, Dacor cooktop, ultra quiet Bosch dishwasher, a garburator, microwave, built in wine fridge, wet bar, Corian counters and skylight.



Dinette 24'0 x 15'7

The interior plan artfully combines traditional and contemporary design with separate dining and living rooms, formal foyer with arched ceiling as well as a large kitchen opening to a generous dinette, oversized den and Florida room



Dining Room 16'7 x 15'0





Living Room 16'4 x 19'5



Den 21'10 x 18'0



Foyer 15'2 x 9'6



Florida Room 16'6 x 16'5

The east wing features 2 guest bedrooms both with ensuite bath and the substantial master suite which features a private bath with in-floor heat and 2 walk in closets. This peaceful and relaxing space provides lovely views through oversized windows over the back garden to the vineyards beyond. There are 2 more good sized bedrooms with full bath on the lower level.

## Master Bedroom Suite 24'1 x 14'0



Main Floor 12'3 x 12'0



Main Floor 12'3 x 12'6



Lower Level 17'1 x 11'0



Lower Level 13'6 x 14'5





Games Room  
28'6 x 24'0

The completely finished high ceilinged lower level features a games room with a wood burning fireplace, a built in bar, 2 bedrooms, bath facility and a temperature controlled wine cellar.



Recreation Room  
17'6 x 13'8

- House - built 1996
- Water - municipal
- Sewer - septic (pumped every 4 yrs, last time summer 2008)
- Services - 200 amp with back up generator, HRV, central air, sump pump
- Heat - natural gas hot water and radiant
- ADT monitored security system
- Garden - sprinklered - 17 zones serviced by a drilled well delivering 4 GPM and pressure tank
- Survey - available
- Gas for house and barn - \$4,100.00 in 2008
- Hydro for house and barn - \$4,020.00 in 2008
- Water for property - \$425.00 in 2008
- Temperature controlled wine cellar
- John Deere tractor and tag-along included



The barn outbuilding features an office (16.3 x 16.0), recreation room (28.0 x 16.0), bath facility, and garden implement storage area

Square footage - 4200  
 Total square footage - circa 8000  
 Square footage, barn - 1400  
 Lot size - 200 x 418.65 - 1.92 acres  
 Taxes - \$10,839.00 in 2008

Price: \$1,685,000.00



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