



Price: \$1,380,000	MLS® #: 20107657
Status: Active	
Address: 117 VICTORIA ST	
City: NIAGARA-ON-THE-LAKE, L0S 1J0	
Side of Road: West	
Elem Schl:	
Sec. School:	
Lot Size/Acreage: 208X104	District: 01
Square Footage +/-: 4239	Sub-Dist: 101
Lot Frontage: 208.00	Specific Zoning: R1
Exposure:	
Possession: 60-90 DAYS/TBA	

Ad Copy

THIS MAGNIFICENT ESSAY IN FINE MODERN ARCHITECTURE WAS DESIGNED BY ROBERT IAN MACBETH [1891-1978], A PRE-EMINENT LOCAL ARCHITECT & WAS CONSTRUCTED IN 1962. IT WAS PURCHASED BY THE CURRENT FAMILY IN 1965. THE PRINCIPAL ROOMS ARE CAVERNOUS & THE FLOW FROM THE WIDE CENTRAL 44 FT LONG HALL LENDS AN ELEGANCE RARELY SEEN. CONTEMPORARY DESIGN INCLUDING LEADED GLASS, COVED CEILINGS & ORIGINAL ANDERSEN CASEMENT WINDOWS MATCHED WITH HIGH BUILD QUALITY ARE BENCHMARKS HERE! THE INTERIOR IS READY FOR A FRESHENING AS THE KITCHEN IS ORIGINAL AS ARE 2 OF THE 3 BATHROOMS. A GOOGLE SEARCH OF THIS WELL KNOWN ARCHITECT WILL TURN UP FINE EXAMPLES & PHOTOS OF HIS DESIGNS FROM THE FORT ERIE SHORES TO NOTL & GLENRIDGE IN ST. CATHARINES. THIS IS TRULY A RARE OPPORTUNITY TO PURCHASE AN IMPORTANT CONTEMPORARY HOUSE IN NIAGARA-ON-THE-LAKE. THE PROPERTY HAS BEEN OPERATING AS A SUCCESSFUL WEEKLY RENTAL CALLED THE McPHILLIPS HOUSE, www.mcphillipshouse.com, EXTERIOR CONSTRUCTION IS BRICK. ROOF SHINGLES REPLACED 07

Type: Urban	Heating: Hot Water, Natural Gas	Ext. Construction: See Remarks
Style: 1.5 Storey, Detached	Garage Type: Attached, Double	Driveway/Parking: Asphalt
Tenure: Freehold	Water: Municipal	Foundation/Basement: Crawl
Property Size: 0.5 -0.99 Acres	Sewer: Municipal	Int.Features: Appliances Built-in, Dining Room, Ensuite, Fireplace - Wood, Main Flr Family Rm, Main Flr. Laundry Rm, Main Floor Bedroom
Site Influences: Corner	Services: 100 Amp Service	Ext. Features: Exterior Lighting, Fenced Yard, Patio, Pool Inground, Storage Shed
Access/Restrictions:	Rental Equipm.: Hot Water Tank	Roof: Asphalt Shingle
	Flooring: Carpet, CeramicTile, Wood	

Inclusions FRIDGE,WINDOW AIR CONDITIONER,GARAGE DOOR OPENER,SECURITY SYSTEM,SMOKE DETECTOR,OVEN,DISHWASHER,POOL EQUIPT,WASHER,DRYER,RANGE TOP, 2 ROOM AIR CONDITIONERS

Exclusions

Bedrooms: 5+0	Sign: Yes	UFFI: NO	Garage: Yes	Gar.Details:
Bathrooms: 2\1	Lockbox: No	SPIS: Yes	Pool: Yes	
Rental Income: POTENTIAL	Road Type: Municipal	Survey: Unknown	Waterfront: No	Water:
Building Age +/-: 47				

Condo Fee: Prop. Mngr: Condo Fee Incls.:
Co-owner%: Prop. Mngr. Phone #: Condo Parking:

Floor	Room	Size	Floor	Room	Size
MAIN FLOOR	KITCHEN	16.10 X 12.6	MAIN FLOOR	FOYER	7.6 X 8.7
MAIN FLOOR	DINING ROOM	18.0 X 16.0	2ND FLOOR	BEDROOM	22.0 X 23.0
MAIN FLOOR	LIVING ROOM	27.5 X 18.7	2ND FLOOR	BEDROOM	10.6 X 14.6
MAIN FLOOR	SUN ROOM/FLORIDA RM	15.0 X 11.7	2ND FLOOR	BEDROOM	10.6 X 14.6
MAIN FLOOR	UTILITY	22.3 X 12.0	MAIN FLOOR	BATH (# pieces 1-6)	2 PC
MAIN FLOOR	MASTER BEDROOM	18.3 X 14.0	2ND FLOOR	BATH (# pieces 1-6)	4 PC
MAIN FLOOR	BEDROOM	18.3 X 14.0	MAIN FLOOR	BATH ENSUITE (# pieces 1-6)	4 PC

Assessment: \$ Taxes: **\$9500.00 (2008)** Local Improvements:

Mortgagee:	Mortg.Rate:	Subj.to Verif.:
Mortg.Amount: \$	Due Date:	Mobile/Leased Land F:
Payment (PI): \$	Payment (PIT): \$	

Listing Office: **ROYAL LEPAGE NIAGARA R.E. CENTRE, BROKERAGE- NOTL - 2130** :



Compliments of: **PERRY QUINN, Sales Person: 905-468-4214**
 E-mail: pquinn@royallepage.ca
 Website: <http://www.perryquinn.com>
ROYAL LEPAGE NIAGARA R.E. CENTRE, BROKERAGE-
 Company Name: **NOTL - 2130, INDEPENDENTLY OWNED AND OPERATED:**
905-468-4214



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