



Price: \$845,000	MLS® #: 20108048
Status: Active	
Address: 358 GATE ST	
City: NIAGARA-ON-THE-LAKE, L0S 1J0	
Side of Road: East	
Elem Schl:	
Sec. School:	
Lot Size/Acreage: 108X208 ACRES:	District: 01
.5	Sub-Dist: 101
Square Footage +/-: 3524	Specific Zoning: R1
Lot Frontage: 108.00	
Exposure:	
Possession: 90-120 DAYS TBA	

Ad Copy

THIS 3 STOREY 5 BAY GEORGIAN CENTRE HALL WAS DESIGNED BY TALO ARCHITECTS & BUILT IN 1994 BY LIFESTYLE.THE BRICK IS MADE BY REDLAND BRICK INC- A WELL RESPECTED U.S. MAKER & IS CALLED CUSHWA,THEY WERE MADE IN WOODEN MOULDS & FIRED IN A TUNNEL KILN.THE COLOUR IS 'ROSE FULL RANGE'.GREAT ATTENTION HAS ALSO BEEN PAID TO EVERY FINISHING INTERIOR DETAIL TO INCLUDE EXPERTLY LAID MAPLE FLOORS THRUOUT,MARBLE TILED BATHROOM FLRS,MAPLE CROWN MOULDING, SOLID MAPLE DOORS,MAPLE PICTURE HANGING RAILS,SILENT JOIST SYSTEM & ARCHITECTURAL QUALITY DBLE HUNG 9 OVER 9'S ON THE MAIN & 6 OVER 6'S ON THE 2ND & 3RD.THE BSMT FEATURES A LRG LAUNDRY/STORAGE RM & A REC RM WITH DEEP OVERSIZED LIGHTWELLS TO MAXIMIZE LIGHT.ALL UPSTAIRS BEDROOMS HAVE WINDOWS ON 2 WALLS, FLOODING THEM WITH LIGHT.THE MASTER FEATURES HIS/HERS CLOSETS, AN ENSUITE BATH WITH BIDET. THE 3RD FLOOR HAS A LARGE OFFICE, BEDROOM & 3 PCE BATH. THE FORMAL GDNS ARE SPRINKLERED & INCLUDE FEATURED TOPIARYS. 3 BAY GARAGE.*CO-LISTED: SEE L.A.

Type: Urban	Heating: Forced Air, Natural Gas	Ext. Construction: See Remarks
Style: 2 Storey +, Detached	Garage Type: Detached, Triple	Driveway/Parking: Asphalt
Tenure: Freehold	Water: Municipal	Foundation/Basement: Full, Poured Concrete
Property Size: 0.5 -0.99 Acres	Sewer: Municipal	Int.Features: Appliances Built-in, Bsmt Partly Finished, Central Air, Dining Room, Gas Stove Hookup, Sky Lights, Whirlpool Tub
Site Influences: Conservation, Corner	Services: 200 Amp Service	Ext. Features: Exterior Lighting, Patio, Sprinkler System
Access/Restrictions:	Rental Equipm.: None	Roof: Wood Shingle
	Flooring: CeramicTile, Marble, Wood	

Inclusions FRIDGE,MICROWAVE,SMOKE DETECTOR,CO DETECTOR,STOVE,DISHWASHER,WASHER,DRYER, ALL WINDOW TREATMENTS, 3 GARAGE DOOR OPENERS



Exclusions CHANDELIERS IN LR, MN FLR DEN & ALL SECOND FLR BDRMS, 3 DIMENSIONAL ART PIECES ATTACHED TO THE HOUSE & GARAGE

Bedrooms: 4+014	Sign: Yes	UFFI: NO	Garage: Yes	Gar.Details:
Bathrooms: 3 \ 1	Lockbox: No	SPIS: Yes	Pool: No	
Rental Income: NO	Road Type: Municipal	Survey: Yes	Waterfront: No	Water:
Building Age +/-: 14				

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

Floor	Room	Size	Floor	Room	Size
MAIN FLOOR	KITCHEN	16.0 X 10.0	2ND FLOOR	BEDROOM	16.5 X 12.11
MAIN FLOOR	DINING ROOM	12.6 X 16.4	3RD FLOOR	BEDROOM	18.6 X 21.4
MAIN FLOOR	LIVING ROOM	16.6 X 15.10	3RD FLOOR	OFFICE	18.5 X 10.0
MAIN FLOOR	FOYER	26.6 X 5.0	MAIN FLOOR	BATH (# pieces 1-6)	2 PC
MAIN FLOOR	DEN	12.2 X 16.5	2ND FLOOR	BATH (# pieces 1-6)	3 PC
2ND FLOOR	MASTER BEDROOM	17.5 X 16.4	3RD FLOOR	BATH (# pieces 1-6)	3 PC
2ND FLOOR	BEDROOM	16.5 X 12.11	2ND FLOOR	BATH ENSUITE (# pieces 1-6)	4 PC

Assessment: \$ Taxes: **\$7661.00 (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	 www.royallepage.ca
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