



Price: \$2,795,000	MLS® #: 20112488
Status: Active	
Address: 346 QUEEN ST	
City: NIAGARA-ON-THE-LAKE, L0S 1J0	
Side of Road: North	
Elem Schl: Sec. School:	
Lot Size/Acreage: 78 X 210.70	District: 01
Square Footage +/-: 5551	Sub-Dist: 101
Lot Frontage: 78.00	Specific Zoning: R1
Exposure:	
Possession: 90 - 120 DAYS TBA	

Ad Copy

Over 8500 sq ft of finished space luxuriating across from North America's oldest golf course. Beyond the gracious foyer & cascading staircase lies a substantial main floor master suite w/terrace walk out, well proportioned living room w/high ceilings, formal dining room w/wainscoting & beamed ceiling, light filled "morning room" w/vaulted ceiling leading to an entertaining style kitchen w/breakfast nook overlooking a terrace w/retractable awning. Find the private manicured gardens & salt water pool beyond. A less formal media room is off the kitchen. The front rooms all have long views across the golf course to Lake Ontario. There are 3 generously sized upstairs bedrooms w/multiple bath facilities. The lower level of approx 3000 sq ft has been recently finished with separate entrance, bath, bedroom & huge office/rec room. All levels serviced by an elevator. More features include a completed studio above the double car garage, walk in cedar closet, video security & 3 gas fireplaces.

Type: Urban	Heating: Forced Air, Natural Gas	Ext. Construction: Low Maint. S/F/E, Vinyl Siding
Style: 1.5 Storey, Detached	Garage Type: Attached, Double	Driveway/Parking: Interlocking
Tenure: Freehold	Water: Municipal	Foundation/Basement: Full, Poured Concrete
Property Size: Under 0.5 Acres	Sewer: Municipal	Int.Features: Appliances Built-in, Bsmt Fully Fin, Bsmt Walkout, Central Air, Central Vacuum, Ensuite, Fireplace - Gas, Inlaw Suite
Site Influences: Corner, Golf Course, Scenic View, Water View	Services: 200 Amp Service	Ext. Features: Deck, Exterior Lighting, Fenced Yard, Pool Inground, Sprinkler System
Access/Restrictions:	Rental Equipm.: Hot Water Tank	Roof: Shakes
	Flooring: Carpet, CeramicTile, Wood	

Inclusions AIR CLEANER,FRIDGE,AIR EXCHANGER,SECURITY SYSTEM,MICROWAVE,SMOKE DETECTOR,OVEN,DISHWASHER,POOL EQUIP.,WASHER,DRYER,RANGE TOP, LIST OF CHATTELS INCLUDED IN THE SALE, SURVEY

Exclusions

Bedrooms: 4+1	Sign: No	UFFI: NO	Garage: Yes	Gar.Details:
Bathrooms: 6 \ 1	Lockbox: No	SPIS: Yes	Pool: Yes	
Rental Income: POTENTIAL	Road Type: Municipal	Survey: Yes	Waterfront: No	Water:
Building Age +/-: 13				

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

Floor	Room	Size	Floor	Room	Size
MAIN FLOOR	FOYER	12.0 X 14.0	2ND FLOOR	BEDROOM	13.0 X 14.0
MAIN FLOOR	SUN ROOM/FLORIDA RM	15.0 X 16.6	2ND FLOOR	BEDROOM	13.0 X 15.6
MAIN FLOOR	DINING ROOM	13.0 X 18.0	2ND FLOOR	BEDROOM	17.8 X 16.6
MAIN FLOOR	LIVING ROOM	18.6 X 26.0	MAIN FLOOR	BATH (# pieces 1-6)	2 PC
MAIN FLOOR	KITCHEN	15.0 X 21.0	MAIN FLOOR	BATH (# pieces 1-6)	3 PC
MAIN FLOOR	FAMILY ROOM	13.0 X 18.6	LOWER LEVEL	BATH (# pieces 1-6)	3 PC
MAIN FLOOR	MASTER BEDROOM	15.6 X 19.6	MAIN FLOOR	BATH ENSUITE (# pieces 1-6)	6 PC

Assessment: \$ Taxes: **\$17796.00 (2009)** 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>

Company Name: **ROYAL LEPAGE NIAGARA R.E. CENTRE, BROKERAGE-
NOTL - 2130, INDEPENDENTLY OWNED AND OPERATED:
905-468-4214**



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