



Price: <b>\$2,750,000</b>	MLS® #: <b>20117017</b>
Status: <b>Active</b>	
Address: <b>486 QUEEN ST</b>	
City: <b>NIAGARA-ON-THE-LAKE, L0S 1J0</b>	
Side of Road: <b>South</b>	
Elem Schl:	
Sec. School:	
Lot Size/Acreage: <b>216.40X276.75 ACRES: 1.37IRR.</b>	District: <b>01</b>
Square Footage +/-: <b>3200</b>	Sub-Dist: <b>101</b>
Lot Frontage: <b>216.40</b>	Specific Zoning: <b>R1</b>
Exposure:	
Possession: <b>120-180 DAY/TBA</b>	

**Ad Copy** SET WELL BACK FROM THE ROAD, WITH AN UNOBSTRUCTED PANORAMA OF LAKE ONTARIO, THIS BEAUTIFULLY RE-INTERPRETED EARLY 20TH CENTURY RAMBLING SUMMER HOME IS GRACIOUS IN ITS SIMPLE ELEGANCE. MUCH OF THE UNIQUE FEEL REMAINS AS THE ORIGINAL MAIN FLOOR WOOD PANELLING IS INTACT. THE VERSATILE OPEN PLAN LENDS ITSELF EXTREMELY WELL TO ENTERTAINING ON AN INTIMATE OR GRAND SCALE. THE KITCHEN FEATURES 2 GRANITE TOPPED ISLANDS, PREP AREA, AN ABUNDANCE OF CUPBOARDS & A GRANITE TOPPED PASSTHROUGH TO THE EXPANSIVE DINING ROOM - GREAT FLOW WITH FUNCTIONAL ELEGANCE. THE OVERSIZED MAIN FLOOR MASTER SUITE INCLUDES AN OVERSIZED WALK IN CLOSET & LARGE BATH FACILITY. THE MAIN FLOOR IS COMPLETED WITH A 2ND BEDROOM W/ENSUITE & A SKYLIT SUNROOM OPENING TO A CANOPIED DECK LEADING TO THE MANICURED GARDENS. THE LOWER LEVEL IS FINISHED WITH 2 LIGHT FILLED BEDROOMS, BATH, OFFICE & GAMES ROOM. ALL WORK PAINSTAKINGLY CARRIED OUT IN 2002-03. RECIPIENT OF AMONG OTHERS, THE PETER STOKES HERITAGE COMMENDATION AWARD IN 2005

Type: <b>Urban</b>	Heating: <b>Forced Air, Natural Gas</b>	Ext. Construction: <b>Low Maint. S/F/E, Wood, Wood Frame</b>
Style: <b>Bungalow, Detached</b>	Garage Type: <b>Detached, Double</b>	Driveway/Parking: <b>Asphalt, Circular</b>
Tenure: <b>Freehold</b>	Water: <b>Municipal</b>	Foundation/Basement: <b>Full, Poured Concrete</b>
Property Size: <b>1.0 -2.99 Acres</b>	Sewer: <b>Municipal</b>	Int.Features: <b>Appliances Built-in, Bsmt Fully Fin, Central Air, Dining Room, Ensuite, Fireplace - Gas, Sky Lights, Whirlpool Tub</b>
Site Influences: <b>Scenic View, Water View, Wooded/Treed</b>	Services: <b>200 Amp Service</b>	Ext. Features: <b>Deck, Exterior Lighting, Fenced Yard, Patio, Sprinkler System, Storage Shed</b>
Access/Restrictions:	Rental Equipm.: <b>Hot Water Tank</b>	Roof: <b>Asphalt Shingle</b>
	Flooring: <b>Carpet, CeramicTile, Wood</b>	

**Inclusions** FRIDGE,GARAGE DOOR OPENER,SECURITY SYSTEM,SMOKE DETECTOR,STOVE,DISHWASHER,WASHER,DRYER  
**Exclusions** DINING ROOM, LIVING ROOM & FRONT ENTRANCE CHANDLIERS

Bedrooms: <b>2+2</b>	Sign: <b>Yes</b>	UFFI: <b>NO</b>	Garage: <b>Yes</b>	Gar.Details:
Bathrooms: <b>3 \ 1</b>	Lockbox: <b>No</b>	SPIS: <b>Yes</b>	Pool: <b>No</b>	
Rental Income: <b>NO</b>	Road Type: <b>Municipal</b>	Survey: <b>Yes</b>	Waterfront: <b>No</b>	Water:
Building Age +/-: <b>100</b>				

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

Floor	Room	Size	Floor	Room	Size
MAIN FLOOR	KITCHEN	21.6 X 9.2	LOWER LEVEL	OFFICE	14.0 X 13.0
MAIN FLOOR	DINING ROOM	32.4 X 10.9	LOWER LEVEL	BEDROOM	16.0 X 12.0
MAIN FLOOR	LIVING ROOM	30.0 X 25.0	LOWER LEVEL	BEDROOM	18.0 X 15.0
MAIN FLOOR	SUN ROOM/FLORIDA RM	20.0 X 22.0	MAIN FLOOR	BATH (# pieces 1-6)	3 PC
MAIN FLOOR	MASTER BEDROOM	21.0 X 19.0	MAIN FLOOR	BATH (# pieces 1-6)	2 PC
MAIN FLOOR	BEDROOM	16.2 X 14.6	LOWER LEVEL	BATH (# pieces 1-6)	4 PC
MAIN FLOOR	DEN	16.0 X 13.7	MAIN FLOOR	BATH ENSUITE (# pieces 1-6)	5 PC

Assessment: <b>\$</b>	Taxes: <b>\$13617.00 (2009)</b>	Local Improvements:
Mortgagee:	Mortg.Rate:	Subj.to Verif.:
Mortg.Amount: <b>\$</b>	Due Date:	Mobile/Leased Land F:
Payment (PI): <b>\$</b>	Payment (PIT): <b>\$</b>	

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](mailto: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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