



Price: \$697,000	MLS® #: 20117921
Status: Active	
Address: 15854 NIAGARA RIVER PKWY	
City: NIAGARA-ON-THE-LAKE, L0S 1J0	
Side of Road: South	
Elem Schl:	
Sec. School:	
Lot Size/Acreage: 139X328 ACRES:	District: 01
1.04	Sub-Dist: 103
Square Footage +/-: 2800	Specific Zoning: R1
Lot Frontage: 139.00	
Exposure:	
Possession: IMMED	

Ad Copy

THE NIAGARA RIVER PARKWAY FROM NIAGARA-ON-THE-LAKE TO QUEENSTON IS ONE OF THE MOST PICTURESQUE DRIVES IN CANADA. WITH A BACKDROP OF FRUIT STANDS, WINERIES, PRIVATE RESIDENCES ALL FLANKED BY THE NIAGARA RIVER, THIS ROUTE IS ONE OF THE MORE SOUGHT AFTER DESTINATIONS IN OUR REGION. THE 2800 SQ FT, 40 YEAR OLD RESIDENCE INCLUDES A LARGE BARN, AN OVERSIZED DETACHED GARAGE AND IN-GROUND POOL ALL SITTING ON AN ESTATE SIZED LOT AT JUST OVER 1 ACRE. THE HOUSE FEATURES WELL PROPORTIONED ROOMS ON THE MAIN FLOOR. THE HOUSE AND PROPERTY ARE WORTHY CANDIDATES FOR A MODERATE REFRESHING. EASY TO SHOW AND SHORT CLOSING POSSIBLE.

Type: Rural	Heating: Electric, Forced Air	Ext. Construction: Brick Facing, Vinyl Siding
Style: 1.5 Storey, Detached	Garage Type: Detached, Double	Driveway/Parking: Asphalt, Interlocking
Tenure: Freehold	Water: Municipal	Foundation/Basement: Poured Concrete
Property Size: 1.0 -2.99 Acres	Sewer: Septic	Int.Features: Appliances Built-in, Bsmt Fully Fin, Central Air, Central Vacuum, Ensuite Priviledge, Fireplace - Wood, Laundry
Site Influences: Green Belt / Park, Scenic View, Wooded/Treed	Services: 200 Amp Service	Ext. Features: Exterior Lighting, Patio, Pool Inground
Access/Restrictions:	Rental Equipm.: Hot Water Tank	Roof: Asphalt Shingle
	Flooring: Carpet, CeramicTile, Wood	

Inclusions FRIDGE,GARAGE DOOR OPENER,STOVE,DISHWASHER,WASHER,DRYER, GAZEBO WITH LAWN FURNITURE

Exclusions

Bedrooms: 3+1	Sign: Yes	UFFI: UNKNOWN	Garage: Yes	Gar.Details:
Bathrooms: 4 \ 0	Lockbox: Yes	SPIS: Waived	Pool: Yes	
Rental Income: NO	Road Type: Municipal	Survey: No	Waterfront: No	Water:
Building Age +/-: 40				

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

Floor	Room	Size	Floor	Room	Size
MAIN FLOOR	LIVING ROOM	13.0 X 19.6	2ND FLOOR	BEDROOM	10.7 X 10.7
MAIN FLOOR	KITCHEN	10.9 X 13.8	LOWER LEVEL	REC ROOM	23.3 X 22.6
MAIN FLOOR	DINING ROOM	10.2 X 10.2	MAIN FLOOR	BATH (# pieces 1-6)	5 PC
MAIN FLOOR	FAMILY ROOM	13.2 X 16.2	2ND FLOOR	BATH (# pieces 1-6)	3 PC
2ND FLOOR	MASTER BEDROOM	11.7 X 16.1	2ND FLOOR	BATH (# pieces 1-6)	3 PC
2ND FLOOR	BEDROOM	10.6 X 14.1	2ND FLOOR	BATH ENSUITE (# pieces 1-6)	5 PC

Assessment: \$ Taxes: **\$7075.00 (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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