



Price: <b>\$1,300,000</b>	MLS® #: <b>20118074</b>
Status: <b>Active</b>	
Address: <b>303 NIAGARA BLVD</b>	
City: <b>NIAGARA-ON-THE-LAKE, L0S 1J0</b>	
Side of Road: <b>North</b>	
Elem Schl:	
Sec. School:	
Lot Size/Acreage: <b>70X130</b>	District: <b>01</b>
Square Footage +/-: <b>1980</b>	Sub-Dist: <b>101</b>
Lot Frontage: <b>70.00</b>	Specific Zoning: <b>R1</b>
Exposure:	
Possession: <b>120-50 DAYS/TBA</b>	

**Ad Copy** RARELY DOES AN OPPORTUNITY COME UP IN THIS BLOCK ALONG LAKE ONTARIO. THE HOUSE IS A PERFECTLY SUITABLE CANDIDATE FOR A RENOVATION. THE VIEWS ARE INCOMPARABLE. THIS PRIVATE LOT IS TUCKED IN AMONGST OTHER HIGH END PROPERTIES. THE OPEN CONCEPT LIVING AREA FEATURES A BEAMED AND VAULTED CEILING WITH AMAZING VIEWS OF LAKE ONTARIO. THERE IS A PARTIAL BASEMENT HOUSING THE NEWER FURNACE AND HOT WATER TANK. MATURE GARDENS.VERY PRIVATE SPOT.

Type: <b>Urban</b>	Heating: <b>Forced Air, Natural Gas</b>	Ext. Construction: <b>Brick Facing, Wood, Wood Frame</b>
Style: <b>Bungalow, Detached</b>	Garage Type: <b>Attached, Double</b>	Driveway/Parking: <b>Double, Interlocking</b>
Tenure: <b>Freehold</b>	Water: <b>Municipal</b>	Foundation/Basement: <b>Block, Crawl</b>
Property Size: <b>Under 0.5 Acres</b>	Sewer: <b>Municipal</b>	Int.Features: <b>Cathedral/Vault Ceilings, Central Air, Ensuite, Fireplace - Gas, Main Flr. Laundry Rm.</b>
Site Influences: <b>Scenic View, Water Access, Water Front, Wooded/Treed</b>	Services: <b>100 Amp Service</b>	Ext. Features: <b>Exterior Lighting, Patio</b>
Access/Restrictions:	Rental Equipm.: <b>Hot Water Tank</b>	Roof: <b>Asphalt Shingle</b>
	Flooring: <b>Carpet, Vinyl</b>	

**Inclusions** FRIDGE,GARAGE DOOR OPENER,SECURITY SYSTEM,SMOKE DETECTOR,STOVE,WASHER,DRYER  
**Exclusions**

Bedrooms: <b>3+0</b>	Sign: <b>Yes</b>	UFFI: <b>UNKNOWN</b>	Garage: <b>Yes</b>	Gar.Details:
Bathrooms: <b>2\0</b>	Lockbox: <b>Yes</b>	SPIS: <b>Waived</b>	Pool: <b>No</b>	
Rental Income: <b>NO</b>	Road Type: <b>Municipal</b>	Survey: <b>Unknown</b>	Waterfront: <b>Yes</b>	Water:
Building Age +/-: <b>OL</b>				

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

Floor	Room	Size	Floor	Room	Size
MAIN FLOOR	KITCHEN	16.4 X 7.6	MAIN FLOOR	FOYER	12.3 X 5.0
MAIN FLOOR	GREAT ROOM	25.0 X 20.0	MAIN FLOOR	LAUNDRY	10.0 X 7.0
MAIN FLOOR	MASTER BEDROOM	13.0 X 11.0	MAIN FLOOR	BATH (# pieces 1-6)	3 PC
MAIN FLOOR	BEDROOM	10.5 X 11.8	MAIN FLOOR	BATH ENSUITE (# pieces 1-6)	3 PC
MAIN FLOOR	BEDROOM	10.3 X 12.0			

Assessment: \$ Taxes: **\$7670.00 (2009)** Local Improvements:  
 Mortgagee: Mortg.Amount: \$ Payment (PI): \$  
 Mortg.Rate: Due Date: Payment (PIT): \$  
 Subj.to Verif.: Mobile/Leased Land F:

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



Compliments of: **PERRY QUINN, Sales Person: 905-468-4214**

E-mail: [pquinn@royalpage.ca](mailto:pquinn@royalpage.ca)

Website: <http://www.perryquinn.com>

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



The information on this site is from sources believed to be reliable. This information should not be relied upon by a buyer without personal verification. The brokers/agents and members of the Niagara Association of REALTORS® assume no responsibility for its accuracy. (6-NOV-2009 15:03 EST)