



Price: \$279,000	MLS® #: 20121412
Status: Active	
Address: 24 SHAKESPEARE AVE	
City: NIAGARA-ON-THE-LAKE, L0S 1J0	
Side of Road: West	
Elem Schl:	
Sec. School:	
Lot Size/Acreage: 50X130	District: 01
Square Footage +/-: 1100	Sub-Dist: 101
Lot Frontage: 50.00	Specific Zoning: R1
Exposure:	
Possession: 60 DAY/ TBA	

Ad Copy

THIS 2 BERDOOM BUNGALOW SITS IN THE HEART OF CHAUTAUQUA. IT FEATURES A LOVELY LANDSCAPED LOT WITH A BACK DECK OFFERING LONG WESTERLY VIEWS OVER A MULTI ACRED GREENSPACE TO FABULOUS SUNSETS. THERE IS ALSO A FRONT DECK TO WHILE AWAY THE SUMMER HOURS. THE INTERIOR FEATURES A SUNKEN GREAT ROOM, MASTER BEDROOM WITH ENSUITE PRIVILEGE, A 2 PIECE POWDER ROOM, GALLEY STYLE KITCHEN & LARGE DINING ROOM. THERE IS A FULL UNFINISHED BASEMENT. NEWER WINDOWS THROUGHOUT. THE ROOF ON THE MAIN HOUSE & GARAGE WERE STRIPPED & RESHINGLED IN 2004. A NEW SKYLIGHT WAS ADDED OVER THE FAMILY ROOM AT THAT TIME. CENTRAL AIR INSTALLED 2006. THE LOWER LEVEL IS UNFINISHED AND FEATURES SUBSTANTIAL CEILING HEIGHT. IT COULD BE EASILY TRANSFORMED INTO A LARGE REC OR GAMES ROOM 30 OR SO FT LONG. THERE IS ALSO A GAS LINE TO THE BBQ.

Type: Urban	Heating: Forced Air, Natural Gas	Ext. Construction: Aluminum Siding
Style: Bungalow, Detached	Garage Type: 1.5, Detached	Driveway/Parking: Asphalt
Tenure: Freehold	Water: Municipal	Foundation/Basement: Block, Full
Property Size: Under 0.5 Acres	Sewer: Municipal	Int.Features: Bsmt Unfinished, Central Air, Dining Room, Ensuite Priviledge, Main Floor Bedroom, Sky Lights, Walk-in Closet(s), Wood Stove(s)
Site Influences: Scenic View	Services: 100 Amp Service	Ext. Features: Deck, Exterior Lighting, Fenced Yard, Patio
Access/Restrictions:	Rental Equipm.: Hot Water Tank	Roof: Asphalt Shingle
	Flooring: Carpet, Laminate, Vinyl	

Inclusions FRIDGE,MICROWAVE,SMOKE DETECTOR,OVEN,DISHWASHER,WASHER,DRYER,RANGE TOP, REVERSE OSMOSIS WATER IN THE KITCHEN (OWNED)

Exclusions

Bedrooms: 2+0	Sign: Yes	UFFI: NO	Garage: Yes	Gar.Details:
Bathrooms: 1 \ 1	Lockbox: Yes	SPIS: Yes	Pool: No	
Rental Income: NO	Road Type: Municipal	Survey: Yes	Waterfront: No	Water:
Building Age +/-: 50				

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

Floor	Room	Size	Floor	Room	Size
MAIN FLOOR	FAMILY ROOM	14.0 X 14.0	MAIN FLOOR	BEDROOM	10.2 X 9.10
MAIN FLOOR	KITCHEN	9.0 X 9.0	BASEMENT	UTILITY	14.10 X 32.0
MAIN FLOOR	DINING ROOM	17.0 X 11.6	MAIN FLOOR	BATH (# pieces 1-6)	2 PC
MAIN FLOOR	OFFICE	9.3 X 5.0	MAIN FLOOR	BATH ENSUITE (# pieces 1-6)	4 PC
MAIN FLOOR	MASTER BEDROOM	12.0 X 10.10			

Assessment: \$ Taxes: **\$2744.00 (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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