



Price: <b>\$588,000</b>	MLS® #: <b>20122018</b>
Status: <b>Active</b>	
Address: <b>3 BAY BERRY LANE</b>	
City: <b>NIAGARA-ON-THE-LAKE, L0S 1J0</b>	
Side of Road: <b>East</b>	
Elem Schl:	
Sec. School:	
Lot Size/Acreage: <b>49.89X163.24</b>	District: <b>01</b>
Square Footage +/-: <b>1527</b>	Sub-Dist: <b>101</b>
Lot Frontage: <b>49.89</b>	Specific Zoning: <b>R1</b>
Exposure:	
Possession: <b>60-90 DAYS/TBA</b>	

**Ad Copy** THIS ELEGANTLY APPOINTED OPEN PLAN CONTEMPORARY BUNGALOW SITS IN A TRANQUIL NOTL ENCLAVE. PRIDE IS REFLECTED WITH IMMACULATE HOMES GRACING THE AREA. FEATURES INCLUDE: NUMEROUS SETS OF FRENCH DOORS GIVING ACCESS TO LANDSCAPED GROUNDS. DRIVEWAY, PATIO & WALKWAYS RECENTLY DONE W/INTERLOCK PAVERS - FRONT PORCH IS FLAGSTONE. INTERIOR FEATURES INCLUDE: VAULTED CEILINGS, ITALIAN 'NOIR' HARDWOOD & CERAMICS THROUGHOUT, 2 SIDED FIREPLACE W/1 SIDE SERVING A COVERED OUTDOOR 'LIVING ROOM', INTERIOR SIDE OF FP SHOWS ITALIAN ANTIQUE OFF-WHITE MARBLE SURROUND, UPDATED HALOGEN POTS ON DIMMERS, UPGRADED SS APPS & GRANITE COUNTERS W/UNDER COUNTER SS SINK, PLANTATION SHUTTERS & SOOTHING NEUTRAL INTERIOR PAINT RECENTLY DONE. SECURITY SYSTEM - ALL WINDOWS ZONED, SECURITY FILM ON WINDOWS, LOW E SKYLIGHTS, MASTER FEATURES ENSUITE W/SEPARATE JACUZZI & SHOWER, WALK IN CLOSET & FRENCH DOORS TO BACK GARDEN. ALL IN ALL A WELL EXECUTED OPEN PLAN HIDEAWAY THAT LENDS ITSELF PERFECTLY TO ENTERTAINING FAMILY & FRIENDS.

Type: <b>Urban</b>	Heating: <b>Forced Air, Natural Gas</b>	Ext. Construction: <b>Stucco</b>
Style: <b>Bungalow, Detached</b>	Garage Type: <b>Attached, Double</b>	Driveway/Parking: <b>Interlocking</b>
Tenure: <b>Freehold</b>	Water: <b>Municipal</b>	Foundation/Basement: <b>Full, Poured Concrete</b>
Property Size: <b>Under 0.5 Acres</b>	Sewer: <b>Municipal</b>	Int.Features: <b>Bsmt Unfinished, Cathedral/Vault Ceilings, Central Air, Dining Room, Ensuite, Fireplace - Gas, Sky Lights, Whirlpool Tub</b>
Site Influences:	Services: <b>200 Amp Service</b>	Ext. Features: <b>Deck, Exterior Lighting, Partially Fenced, Patio</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,MICROWAVE,SMOKE DETECTOR,STOVE,DISHWASHER,WASHER,DRYER  
**Exclusions** DINING ROOM & MASTER BEDROOM CHANDELIERS

Bedrooms: <b>2+0</b>	Sign: <b>Yes</b>	UFFI: <b>NO</b>	Garage: <b>Yes</b>	Gar.Details:
Bathrooms: <b>2 1 0</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>6</b>				

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

Floor	Room	Size	Floor	Room	Size
MAIN FLOOR	KITCHEN	22.0 X 12.7	MAIN FLOOR	BEDROOM	12.6 X 12.0
MAIN FLOOR	DINING ROOM	14.0 X 12.0	MAIN FLOOR	LAUNDRY	10.0 X 6.10
MAIN FLOOR	LIVING ROOM	22.0 X 15.10	MAIN FLOOR	BATH (# pieces 1-6)	3 PC
MAIN FLOOR	MASTER BEDROOM	15.0 X 13.10	MAIN FLOOR	BATH ENSUITE (# pieces 1-6)	4 PC

Assessment: \$ Taxes: **\$5075.00 (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](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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