



Price:	\$1,749,000	MLS® #:	20122650
Status:	Active		
Address: 14719 NIAGARA RIVER PKWY			
City: NIAGARA-ON-THE-LAKE, L0S 1J0			
Side of Road: West			
Elem Schl:			
Sec. School:			
Lot Size/Acreage:	124.06X276.88	District:	01
	ACRES: .78	Sub-Dist:	103
Square Footage +/-:	2908	Specific Zoning:	RR
Lot Frontage:	124.06		
Exposure:			
Possession:	IMMED		

Ad Copy

A FABULOUS 3 STOREY TUDOR W/SEPARATE BESPOKE 2000 SQ FT COACH HOUSE OVERLOOKING THE NIAGARA RIVER. THE HOUSE REQUIRES RESTORATION. FULLY EQUIPPED COACH HOUSE INCLUDES HEATED MAIN LEVEL STONE FLOOR, MULTI HEAD SHOWER IN 4 PCE BATH, INSTANT HOT WATER, SAUNA, WOOD FP, 2 CAR GARAGE, KITCHENETTE W/EUROPEAN APPS. MANY WINDOWS OFFER A COMMANDING VIEW ACROSS THE INGROND CONCRETE POOL W/ELECTRIC COVER TO THE NIAGARA RIVER & USA. ALL APPS, FURNITURE, BEDDING, 2 FLAT SCREEN TV'S INCLUDED. THE MAIN HOUSE HAS EXCEPTIONAL 'BONES' WHICH INCLUDE LATTICED WINDOWS, BEAMED CEILINGS, CEDAR SHAKE ROOF DONE IN 2004, LARGE GRACIOUS PRINCIPAL ROOMS & AN OVERSIZED WOOD BURNING FP IN THE LIVING ROOM. THE 800 SQ FT 3RD FLOOR ATTIC HAS BEEN OPENED UP & WAS TO BE COMPLETED AS THE MASTER SUITE. THIS IS AN EXCEPTIONAL PROPERTY WITH MATURE TREES & OUTSTANDING VIEWS. AN APPRAISAL OF THE PROPERTY BEFORE COACH HOUSE RENO PLACES VALUE AT 1.8 MILLION. COACH HOUSE INTERIOR DESIGN OVERSEEN BY DEANNA CROSS.

Type:	Urban	Heating:	Hot Water, Natural Gas	Ext. Construction:	Stucco, Wood Frame
Style:	2 Storey +, Detached	Garage Type:	Double	Driveway/Parking:	Circular, Gravel
Tenure:	Condominium	Water:	Municipal	Foundation/Basement:	Full, Stone
Property Size:	0.5 -0.99 Acres	Sewer:	Septic	Int.Features:	Dining Room, Ensuite, Fireplace - Wood, Needs Repair, Sauna
Site Influences:	Conservation, Hilltop, Water Front	Services:	200 Amp Service	Ext. Features:	Deck, Exterior Lighting, Pool Inground
Access/Restrictions:	Easement	Rental Equipm.:	None	Roof:	Shakes
		Flooring:	Wood		

Inclusions FRIDGE,GARAGE DOOR OPENER,SECURITY SYSTEM,MICROWAVE,DISHWASHER,WASHER,DRYER,RANGE TOP, ECO TERTIARY SEPTIC SYSTEM INSTALLED 2004

Exclusions

Bedrooms:	4+0	Sign:	Yes	UFFI:	YES	Garage:	Yes	Gar.Details:	
Bathrooms:	3 \ 1	Lockbox:	Yes	SPIS:	Waived	Pool:	Yes	Water:	
Rental Income:	NO	Road Type:	Municipal	Survey:	Yes	Waterfront:	Yes		
Building Age +/-:	105								

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

Floor	Room	Size	Floor	Room	Size
MAIN FLOOR	LIVING ROOM	24.5 X 16.6	2ND FLOOR	BEDROOM	12.10 X 9.4
MAIN FLOOR	DINING ROOM	16.10 X 11.6	3RD FLOOR	ATTIC - UNFINISHED	28.0 X 28.0
MAIN FLOOR	KITCHEN	17.0 X 15.6	MAIN FLOOR	BATH (# pieces 1-6)	2 PC
2ND FLOOR	MASTER BEDROOM	17.0 X 10.7	2ND FLOOR	BATH (# pieces 1-6)	3. PC
2ND FLOOR	BEDROOM	17.8 X 9.2	2ND FLOOR	BATH (# pieces 1-6)	3 PC
2ND FLOOR	BEDROOM	12.10 X 11.8	2ND FLOOR	BATH ENSUITE (# pieces 1-6)	3 PC
2ND FLOOR	BEDROOM	12.10 X 11.3			

Assessment: \$ Taxes: **\$6330.00 (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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