



Price: \$895,000	MLS® #: 20122901
Status: Active	
Address: 288 DORCHESTER ST	
City: NIAGARA-ON-THE-LAKE, L0S 1J0	
Side of Road: East	
Elem Schl:	
Sec. School:	
Lot Size/Acreage: 138.26X209.97 ACRES: .3 1IRR	District: 01
Square Footage +/-: 3045	Sub-Dist: 101
Lot Frontage: 138.26	Specific Zoning: R1
Exposure:	
Possession: IMMED	

Ad Copy 'CHURCHILL'S' THIS UNDERSTATED RESIDENCE AT THE CORNER OF DORCHESTER & GAGE HAS BEEN A SUCCESSFUL B&B IN THE RECENT PAST. THE HOUSE WAS PATTERNED AFTER THE GOVERNOR'S MANSION IN RICHMOND, VIRGINIA & SITS AMONGST NUMEROUS MATURE MAPLE & WILLOW TREES. 1 MILE CREEK MEANDERS ALONG THE SIDE & BACK OF THIS STATELY PROPERTY. OUTDOOR FEATURES INCLUDE: GARDEN SPRINKLER SYSTEM, GAZEBO W/POWER, GRAPE TRELLIS, EXTENSIVE FLAGSTONE & INTERLOCK & COMPLETED LANDSCAPE PLAN. INSIDE FIND FRESHLY PAINTED MAIN FLOOR WALLS, DARK STAIN MAPLE FLOORS & STAIRS, MARBLE BATHROOM FLOORS, PAINTED WOOD PANELLING & 3 SEASON SUNROOM. A 2 STOREY ENTRANCEWAY TRANSITIONS TO THE VAULTED CEILING OF THE GREAT ROOM WHICH IN TURN OFFERS FABULOUS VIEWS THROUGH OVERSIZED WINDOWS TO THE FOREST LIKE STAND OF TREES & COMPLETED LANDSCAPE. THE LARGE MAIN FLOOR MASTER SUITE FEATURES WALK IN CLOSET, 4 PIECE BATH & SEPARATE OFFICE NOOK. THE SKYLIT 2ND FLOOR HAS 3 BEDROOMS ALL W/ENSUITE. FINISHED LOWER LEVEL W/3 PC, REC ROOM & UTILIT

Type: Urban	Heating: Forced Air, Natural Gas	Ext. Construction: Brick Facing
Style: 2 Storey +, Detached	Garage Type: Attached, Double	Driveway/Parking: Circular, Interlocking
Tenure: Freehold	Water: Municipal	Foundation/Basement: Full, Poured Concrete
Property Size: Under 0.5 Acres	Sewer: Municipal	Int.Features: Appliances Built-in, Bed & Breakfast, Bsmt Fully Fin, Cathedral/Vault Ceilings, Central Air, Ensuite, Fireplace - Gas, Whirlpool Tub
Site Influences: Ravine, Stream/Pond, Wooded/Treed	Services: 200 Amp Service	Ext. Features: Exterior Lighting, Patio, Sprinkler System
Access/Restrictions:	Rental Equipm.: Hot Water Tank	Roof: Asphalt Shingle
	Flooring: Carpet, Marble, Wood	

Inclusions FRIDGE,GARAGE DOOR OPENER,SECURITY SYSTEM,SMOKE DETECTOR,CO DETECTOR,STOVE,DISHWASHER

Exclusions

Bedrooms: 4+1	Sign: Yes	UFFI: NO	Garage: Yes	Gar.Details:
Bathrooms: 5 \ 1	Lockbox: Yes	SPIS: Waived	Pool: No	
Rental Income: NO	Road Type: Municipal	Survey: Yes	Waterfront: No	Water:
Building Age +/-: 11				

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

Floor	Room	Size	Floor	Room	Size
MAIN FLOOR	KITCHEN	14.8 X 10.0	MAIN FLOOR	SUN ROOM/FLORIDA RM	14.8 X 9.4
MAIN FLOOR	DINETTE	14.8 X 9.4	2ND FLOOR	BEDROOM	16.5 X 11.6
MAIN FLOOR	GREAT ROOM	19.6 X 18.7	2ND FLOOR	BEDROOM	14.6 X 11.6
MAIN FLOOR	DINING ROOM	16.0 X 12.0	2ND FLOOR	BEDROOM	18.6 X 12.4
MAIN FLOOR	OFFICE	6.9 X 8.10	BASEMENT	BEDROOM	15.6 X 8.6
MAIN FLOOR	FOYER	12.8 X 6.0	MAIN FLOOR	BATH ENSUITE (# pieces 1-6)	4 PC
MAIN FLOOR	MASTER BEDROOM	21.10 X 11.8			

Assessment: \$ Taxes: **\$8677.00 (2010)** 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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