



Price: \$870,000	MLS® #: 20123617
Status: Active	
Address: 357 JOHNSON ST	
City: NIAGARA-ON-THE-LAKE, LOS 1J0	
Side of Road: North	
Elem Schl: Sec. School:	
Lot Size/Acreage: 69X168 ACRES: .26	District: 01
Square Footage +/-: 3740	Sub-Dist: 101
Lot Frontage: 69.00	Specific Zoning: R1
Exposure:	
Possession: JUNE 1/LATER	

Ad Copy THIS 5 BAY CENTRE HALL 2 STOREY IS APPROXIMATELY 15 YEARS OLD AND SITS ALONG A SECTION OF JOHNSON STREET THAT FEATURES MANY FINE AND ELEGANT PROPERTIES. SOME OF THE FEATURES INCLUDE, HARDWOOD FLOORS, UPDATED KITCHEN, ENSUITE BATH FACILITIES, BEAUTIFUL FLORIDA ROOM OVERLOOKING PROFESSIONALLY LANDSCAPED GARDENS WITH RESTFUL POND AND WATERFALL. THE LOWER LEVEL IS COMPLETELY FINISHED. OVER 4000 SQUARE FEET OF FINISHED SPACE. ONLY A FEW BLOCKS FROM THE CORE OF NOTL, THE GOLF COURSE AND THE RENOWNED SHAW FESTIVAL THEATRE. THIS PROPERTY IS SITUATED IN A QUIET LOCALE JUST 'OFF THE BEATEN TRACK'.

Type: Urban	Heating: Forced Air, Natural Gas	Ext. Construction: Low Maint. S/F/E, Vinyl Siding
Style: 2 Storey +, Detached	Garage Type: Attached, Double	Driveway/Parking: Double, Interlocking
Tenure: Freehold	Water: Municipal	Foundation/Basement: Full, Poured Concrete
Property Size: Under 0.5 Acres	Sewer: Municipal	Int.Features: Appliances Built-in, Bsmt Fully Fin, Central Air, Dining Room, Ensuite, Fireplace - Gas, Main Flr. Laundry Rm.
Site Influences:	Services: 200 Amp Service	Ext. Features: Balcony, Deck, Exterior Lighting, Fenced Yard
Access/Restrictions:	Rental Equipm.: Hot Water Tank	Roof: Asphalt Shingle
	Flooring: Carpet, Wood	

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

Bedrooms: 4+1	Sign: Yes	UFFI: NO	Garage: Yes	Gar.Details:
Bathrooms: 4 \ 1	Lockbox: Yes	SPIS: Yes	Pool: No	
Rental Income: POTENTIAL	Road Type: Municipal	Survey: Unknown	Waterfront: No	Water:
Building Age +/-: 18				

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

Floor	Room	Size	Floor	Room	Size
MAIN FLOOR	LIVING ROOM	18.8 X 20.0	2ND FLOOR	BEDROOM	16.0 X 8.6
MAIN FLOOR	DINING ROOM	17.4 X 16.0	2ND FLOOR	BEDROOM	16.4 X 12.0
MAIN FLOOR	KITCHEN	17.6 X 9.0	2ND FLOOR	BEDROOM	18.6 X 23.6
MAIN FLOOR	DINETTE	9.0 X 12.0	MAIN FLOOR	BATH (# pieces 1-6)	2 PC
MAIN FLOOR	LAUNDRY	9.6 X 11.0	2ND FLOOR	BATH (# pieces 1-6)	4 PC
2ND FLOOR	BATH ENSUITE (# pieces 1-6)	4 PC	BASEMENT	BATH (# pieces 1-6)	4 PC
2ND FLOOR	MASTER BEDROOM	30.6 X 17.10	2ND FLOOR	BATH ENSUITE (# pieces 1-6)	4 PC

Assessment: \$ Taxes: **\$9553.00 (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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