



Price: <b>\$2,400,000</b>	MLS® #: <b>20123812 D</b>
Status: <b>Active</b>	
Address: <b>548 LINE 1 RD</b>	
City: <b>NIAGARA-ON-THE-LAKE, L0S 1T0</b>	
Side of Road: <b>North</b>	
Elem Schl:	
Sec. School:	
Lot Size/Acreage: <b>ACRES: 17.43</b>	District: <b>01</b>
Square Footage +/-: <b>4200</b>	Sub-Dist: <b>102</b>
Lot Frontage:	Specific Zoning: <b>A</b>
Exposure:	
Possession: <b>60-90 DAYS/TBA</b>	

**Ad Copy**

THIS MAGNIFICENT PROPERTY SITS RIGHT AT THE URBAN BOUNDARY IN THE ENCLAVE OF VIRGIL INSIDE NIAGARA-ON-THE-LAKE. THE FERTILE TERRAIN FEATURES A GENTLY SLOPING VALLEY, ALL OF WHICH IS PLANTED TO VINIFERA. LOVINGLY TENDED BY THE VERY EXPERIENCED CURRENT OWNER, THESE VINES PRODUCE EXCELLENT QUALITY, GAMAY, MERLOT, CHARDONNAY & PINOT BLANC. AN UNDERGROUND AQUIFER PRECLUDES THE NEED FOR IRRIGATION. THE ARCHITECTURALLY DESIGNED HOUSE HAS BEEN BUILT TO A VERY HIGH STANDARD, SITS WELL BACK FROM THE ROAD & FEATURES AN ABUNDANCE OF GENEROUS SIZED ROOMS IN RESTIVE COLOURS WITH MAGNIFICENT VIEWS TO THE ROLLING VINEYARDS BEYOND. SOME OF THE FEATURES INCLUDE: CHERRY & HICKORY FLOORS, OPEN PLAN SPACES WITH 10' CEILINGS, TOP END KITCHEN CABINETS, 230 LB AFRICAN MAHOGANY FRONT DOOR, LOWER LEVEL RADIANT HEATED FLOORS, LOWER LEVEL WALK OUT, EXTREMELY WELL INSULATED. 3 FLOOR ELEVATOR. MUNICIPAL WATER & SEWER. THE BARN HAS A LARGE GARAGE WITH 2ND FLOOR STUDIO W/2 BEDROOMS, BATHROOM & KITCHEN IN GREAT SHAPE

Type: <b>Rural</b>	Heating: <b>Forced Air, Natural Gas</b>	Ext. Construction: <b>Double Brick</b>
Style: <b>2 Storey +, Detached</b>	Garage Type: <b>Detached, Double</b>	Driveway/Parking: <b>Circular, Gravel</b>
Tenure: <b>Freehold</b>	Water: <b>Municipal</b>	Foundation/Basement: <b>Full, Poured Concrete</b>
Property Size: <b>10.0 - 49.99 Acres</b>	Sewer: <b>Municipal</b>	Int.Features: <b>Bsmt Fully Fin, Bsmt Walkout, Central Air, Elevator, Ensuite, Fireplace - Gas, Fireplace - Wood, Sky Lights</b>
Site Influences: <b>Ravine, Scenic View, Wooded/Treed</b>	Services: <b>200 Amp Service</b>	Ext. Features: <b>Balcony, Deck, Patio</b>
Access/Restrictions:	Rental Equipm.: <b>None</b>	Roof: <b>Asphalt Shingle</b>
	Flooring: <b>Wood</b>	

**Inclusions** AIR CLEANER, SECURITY SYSTEM, SMOKE DETECTOR, CO DETECTOR, STOVE, DISHWASHER, WASHER, DRYER, 2 FURNACES, 2 AC SYSTEMS, WATER FILTRATION SYSTEM, WINDOW TREATMENTS

**Exclusions**

Bedrooms: <b>3+0</b>	Sign: <b>Yes</b>	UFFI: <b>NO</b>	Garage: <b>Yes</b>	Gar.Details:
Bathrooms: <b>2 1 1</b>	Lockbox: <b>No</b>	SPIS: <b>Yes</b>	Pool: <b>No</b>	
Rental Income: <b>POTENTIAL</b>	Road Type: <b>Municipal</b>	Survey: <b>Yes</b>	Waterfront: <b>No</b>	Water:
Building Age +/-: <b>4</b>				

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

Floor	Room	Size	Floor	Room	Size
MAIN FLOOR	LIVING ROOM	20.4 X 16.7	LOWER LEVEL	BEDROOM	16.8 X 10.5
MAIN FLOOR	DINING ROOM	17.6 X 11.9	LOWER LEVEL	BEDROOM	17.6 X 16.7
MAIN FLOOR	KITCHEN	16.4 X 14.7	LOWER LEVEL	OFFICE	18.3 X 17.6
MAIN FLOOR	FAMILY ROOM	17.7 X 17.6	MAIN FLOOR	BATH (# pieces 1-6)	2 PC
MAIN FLOOR	DEN	15.9 X 10.5	LOWER LEVEL	BATH (# pieces 1-6)	4 PC
2ND FLOOR	MASTER BEDROOM	39.4 X 16.4	2ND FLOOR	BATH ENSUITE (# pieces 1-6)	5 PC

Assessment: \$ Taxes: **\$4700.00 (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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