



Price: <b>\$985,000</b>	MLS® #: <b>20123990</b>
Status: <b>Active</b>	
Address: <b>6 FIRELANE 12A</b>	
City: <b>NIAGARA-ON-THE-LAKE, L0S 1J0</b>	
Side of Road: <b>North</b>	
Elem Schl:	
Sec. School:	
Lot Size/Acreage: <b>102.45 X 303.8</b> <b>ACRES: .67</b>	District: <b>01</b>
Square Footage +/-: <b>2700</b>	Sub-Dist: <b>102</b>
Lot Frontage: <b>102.45</b>	Specific Zoning: <b>R1</b>
Exposure:	
Possession: <b>60-90 DAYS/ TBA</b>	

**Ad Copy**

THIS HOUSE IS SITUATED TO TAKE MAXIMUM ADVANTAGE OF THE EXPANSIVE VIEWS ACROSS LAKE ONTARIO TO THE TORONTO SKYLINE. MAGNIFICENT SUNSETS ARE YOURS TO ENJOY. SOME OF THE FEATURES OF THIS PROPERTY INCLUDE: SHORELINE PROTECTION FOR EROSION CONTROL, CONCRETE DOCK, 2 OUTBUILDINGS INCLUDING A BOATHOUSE & A READING ROOM THAT WAS ORIGINALLY A FINNISH SAUNA. BOTH HAVE ROOFTOP DECKS. FEATURES OF THE MAIN HOUSE INCLUDES: UPDATED BATH FACILITIES, SOLID OAK FLOORS, SLATE ENTRANCEWAY, DOUBLE SIDED WOOD BURNING FIREPLACE, LOTS OF BUILT-INS INCLUDING NEWLY REFURBISHED MASTER BEDROOM CABINETS, REVERSE OSMOSIS & WATER SOFTENING EQUIPMENT, APPLIANCES REPLACED 2004. AN AUTOMATIC BACK UP GENERATOR WAS ADDED FOR PROTECTION IN CASE OF POWER FAILURE. A PRE-SALE INSPECTION REPORT AVAILABLE, PREPARED BY A WELL RESPECTED HOME INSPECTION SERVICES COMPANY. FIRELANE 12A RECENTLY COMPLETELY REPAVED. THIS IS A WELL MAINTAINED LAKESIDE LIFESTYLE PROPERTY. ONLY FIRELANE SERVED WITH NATURAL GAS.

Type: <b>Rural</b>	Heating: <b>Forced Air, Natural Gas</b>	Ext. Construction: <b>Brick Facing, Double Brick</b>
Style: <b>Bungalow, Detached</b>	Garage Type: <b>Attached, Double</b>	Driveway/Parking: <b>Asphalt, Triple</b>
Tenure: <b>Freehold</b>	Water: <b>Drilled Well</b>	Foundation/Basement: <b>Full, Poured Concrete</b>
Property Size: <b>0.5 -0.99 Acres</b>	Sewer: <b>Septic</b>	Int.Features: <b>Appliances Built-in, Bsmt Partly Finished, Central Air, Central Vacuum, Dining Room, Ensuite, Fireplace - Wood, Laundry</b>
Site Influences:	Services: <b>200 Amp Service</b>	Ext. Features: <b>Deck, Exterior Lighting, Hot Tub</b>
Access/Restrictions: <b>Encroachment</b>	Rental Equipm.: <b>Hot Water Tank</b>	Roof: <b>Asphalt Shingle</b>
	Flooring: <b>CeramicTile, Wood</b>	

**Inclusions** FRIDGE,SATELLITE SYSTEM,GARAGE DOOR OPENER,SECURITY SYSTEM,MCROWAVE,SMOKE DETECTOR,CO DETECTOR,STOVE,DISHWASHER,WASHER,DRYER,WATER SOFTENER, REVERSE OSMOSIS SYSTEM, SOPHISTICATED WATER PURIFICATION SYSTEMS

**Exclusions**

Bedrooms: <b>3+0</b>	Sign: <b>No</b>	UFFI: <b>NO</b>	Garage: <b>Yes</b>	Gar.Details:
Bathrooms: <b>2\1</b>	Lockbox: <b>No</b>	SPIS: <b>Waived</b>	Pool: <b>No</b>	
Rental Income: <b>NO</b>	Road Type: <b>Private</b>	Survey: <b>Yes</b>	Waterfront: <b>Yes</b>	Water:
Building Age +/-: <b>37</b>				

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

Floor	Room	Size	Floor	Room	Size
MAIN FLOOR	KITCHEN	20.10 X 15.5	MAIN FLOOR	BEDROOM	13.6 X 11.8
MAIN FLOOR	LIVING ROOM	19.0 X 15.3	LOWER LEVEL	OFFICE	15.0 X 10.0
MAIN FLOOR	FAMILY ROOM	15.4 X 15.0	LOWER LEVEL	REC ROOM	24.0 X 22.0
MAIN FLOOR	DINING ROOM	15.6 X 12.0	MAIN FLOOR	BATH (# pieces 1-6)	2 PC
MAIN FLOOR	GREAT ROOM	22.0 X 12.4	MAIN FLOOR	BATH (# pieces 1-6)	4 PC
MAIN FLOOR	MASTER BEDROOM	16.6 X 13.4	MAIN FLOOR	BATH ENSUITE (# pieces 1-6)	3 PC
MAIN FLOOR	BEDROOM	13.5 X 11.11			

Assessment: \$ Taxes: **\$8262.00 (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**  
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 Website: <http://www.perryquinn.com>  
**ROYAL LEPAGE NIAGARA R.E. CENTRE, BROKERAGE-**  
 Company Name: **NOTL - 2130, INDEPENDENTLY OWNED AND OPERATED:**  
**905-468-4214**



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