



Price: <b>\$594,000</b>	MLS® #: <b>20125387</b>
Status: <b>Active</b>	
Address: <b>1197 CONC 7 RD</b>	
City: <b>NIAGARA-ON-THE-LAKE, L0S 1J0</b>	
Side of Road: <b>West</b>	
Elem Schl:	
Sec. School:	
Lot Size/Acreage: <b>507X485 ACRES:</b>	District: <b>01</b>
<b>2.5 IRR</b>	Sub-Dist: <b>104</b>
Square Footage +/-: <b>2856</b>	Specific Zoning: <b>A</b>
Lot Frontage: <b>507.00</b>	
Exposure:	
Possession: <b>60-90 DAYS/TBA</b>	

**Ad Copy** THIS SUBSTANTIAL 2 STOREY WAS BUILT IN 1989 BY THE PRESENT OWNER AND HAS SEEN MANY MODIFICATIONS SINCE. THE HOUSE AND OUTBUILDING ARE SET WELL BACK FROM THE ROAD AND OFFER A HIGH DEGREE OF PRIVACY GIVEN THE ABUNDANCE OF MATURE GROWTH TREES. THE 1400 SQ FT OUTBUILDING WITH ITS OWN 60 AMP PANEL HAS SERVED AS AN ELECTRICIAN'S SHOP AND WOULD BE PERFECT FOR HOBBYISTS OF MANY AND VARIED STRIPES. SOME OF THE UPDATES TO THIS LOVELY RURAL COMPOUND INCLUDE: NEW SIDING ON WEST SIDE OF HOUSE & 2ND FLOOR WINDOWS REPLACED IN 09, NEW DECK, GARAGE DOORS, MANY NEW 1ST FLOOR WINDOWS & SHINGLES ON ALL BUILDINGS IN 06 & 07. THE GAZEBO, NATURAL GAS FURNACE, CENTRAL AIR AND GAS HOT WATER TANK WERE ADDED IN 05. THIS HOUSE WITH THE HOBBY BUILDING/GARAGE HAS BEEN WELL TAKEN CARE OF OVER THE COURSE OF TIME. IT NOW AWAITS ITS NEW OWNER.

Type: <b>Rural</b>	Heating: <b>Forced Air, Natural Gas</b>	Ext. Construction: <b>Brick Facing, Low Maint. S/F/E</b>
Style: <b>2 Storey +, Detached</b>	Garage Type: <b>Attached, Detached, Double</b>	Driveway/Parking: <b>Asphalt</b>
Tenure: <b>Freehold</b>	Water: <b>Municipal</b>	Foundation/Basement: <b>Full, Poured Concrete</b>
Property Size: <b>1.0 -2.99 Acres</b>	Sewer: <b>Septic</b>	Int.Features: <b>Appliances Built-in, Cathedral/Vault Ceilings, Central Air, Central Vacuum, Ensuite, Fireplace - Electric, Fireplace - Gas, Main Flr. Laundry Rm.</b>
Site Influences: <b>Corner, Scenic View, Wooded/Treed</b>	Services: <b>200 Amp Service, Natural gas</b>	Ext. Features: <b>Deck, Exterior Lighting, Sprinkler System, Storage Shed</b>
Access/Restrictions:	Rental Equipm.: <b>Propane Tank</b>	Roof: <b>Asphalt Shingle</b>
	Flooring: <b>Carpet, Laminate, Vinyl</b>	

**Inclusions** FRIDGE,GARAGE DOOR OPENER,SMOKE DETECTOR,STOVE,DISHWASHER,WASHER,DRYER, 3 CASABLANCA CEILING FANS  
**Exclusions**

Bedrooms: <b>4+0</b>	Sign: <b>Yes</b>	UFFI: <b>NO</b>	Garage: <b>Yes</b>	Gar.Details:
Bathrooms: <b>3\0</b>	Lockbox: <b>Yes</b>	SPIS: <b>Yes</b>	Pool: <b>No</b>	
Rental Income: <b>POTENTIAL</b>	Road Type: <b>Municipal</b>	Survey: <b>No</b>	Waterfront: <b>No</b>	Water:
Building Age +/-: <b>21</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	23.0 X 10.5	2ND FLOOR	MASTER BEDROOM	27.0 X 13.0
MAIN FLOOR	KITCHEN	14.0 X 10.5	2ND FLOOR	BEDROOM	10.0 X 10.0
MAIN FLOOR	DINING ROOM	13.0 X 16.0	2ND FLOOR	BEDROOM	10.0 X 10.5
MAIN FLOOR	SUN ROOM/FLORIDA RM	13.0 X 10.5	2ND FLOOR	BEDROOM	11.0 X 10.0
MAIN FLOOR	LAUNDRY	7.0 X 7.0	MAIN FLOOR	BATH (# pieces 1-6)	3 PC
MAIN FLOOR	OFFICE	9.5 X 11.0	2ND FLOOR	BATH (# pieces 1-6)	4 PC
MAIN FLOOR	DEN	10.0 X 12.0	2ND FLOOR	BATH ENSUITE (# pieces 1-6)	3 PC

Assessment: \$ Taxes: **\$5145.00 (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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