



Price: \$1,295,000 Status: Active	MLS® #: 20125679 p
Address: 93 RIVER BEACH RD City: NIAGARA-ON-THE-LAKE, L0S 1J0 Side of Road: North	
Elem Schl: Sec. School:	
Lot Size/Acreage: 83.84 X 70.0 Square Footage +/-: 1130 Lot Frontage: 83.84 Exposure:	District: 01 Sub-Dist: 101 Specific Zoning: MC
Possession: 60 DAYS TBA	

Ad Copy RARELY DOES AN OPPORTUNITY COME ALONG IN NIAGARA-ON-THE-LAKE TO OWN WATERFRONT PROPERTY IN THE DOCK AREA AT THE MOUTH OF THE NIAGARA RIVER. FORT NIAGARA ACROSS THE WAY ON THE AMERICAN SIDE & THE TORONTO SKYLINE ARE OFF IN THE DISTANCE. JUST IMAGINE THE BEAUTIFUL SUNSETS FROM YOUR VANTAGE POINT ON THE ELEVATED DECK MEASURING 44 FT X 12 FT. FEATURING A NEWER HOT TUB, BUILT IN BBQ & VARIOUS LOUNGING AREAS. THE HOUSE HAS BEEN EXTENSIVELY RENOVATED INCLUDING: CUSTOM BLINDS UPDATED KITCHEN, NEW LAMINATE FLOORS, 2 GAS FIREPLACES, HUGE MASTER, UPDATED BATHROOMS, KITCHEN & KITCHENETTE. IT FEELS LIKE A MODERN FLORIDA BEACH HOUSE. THE LOWER LEVEL COULD BE A SELF CONTAINED EFFICIENCY SUITE, AS IT HAS A FULL BATH AND KITCHENETTE. THE LOWER LEVEL WALKS OUT TO A TILED COVERED PATIO. THE WATER VIEWS FROM THIS PROPERTY ARE AMONG THE BEST IN TOWN. SIGN ON WATER SIDE ONLY.

Type: Urban Style: 1.5 Storey, Detached Tenure: Freehold Property Size: Under 0.5 Acres Site Influences: Conservation, Scenic View, Water Access, Water Front, Water View Access/Restrictions:	Heating: Natural Gas, Forced Air Garage Type: Attached, Double Water: Municipal Sewer: Municipal Services: 100 Amp Service Rental Equipm.: Hot Water Tank Flooring: Carpet, Laminate	Ext. Construction: Concrete Block, Low Maint. S/F/E, Vinyl Siding Driveway/Parking: Double Foundation/Basement: Block, None Int.Features: Appliances Built-in, Bsmt Walkout, Central Air, Fireplace - Gas, Second Kitchen Ext. Features: Deck, Partially Fenced, Patio, Storage Shed Roof: Tar & Gravel
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Inclusions FRIDGE,GARAGE DOOR OPENER,SECURITY SYSTEM,SMOKE DETECTOR,CO DETECTOR,STOVE,DISHWASHER,WASHER,DRYER, GAS BBQ, HOT TUB, ALL WINDOW COVERINGS,
Exclusions

Bedrooms: 2+0 Bathrooms: 2 \ 0 Rental Income: POTENTIAL Building Age +/-: 52	Sign: Yes Lockbox: Yes Road Type: Municipal	UFFI: NO SPIS: Yes Survey: Yes	Garage: Yes Pool: No Waterfront: Yes	Gar.Details: Water:
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Condo Fee: Prop. Mngr: Condo Fee Incls.:
Co-owner%: Prop. Mngr. Phone #: Condo Parking:

Floor	Room	Size	Floor	Room	Size
2ND FLOOR	KITCHEN	17.0 X 9.8	MAIN FLOOR	BEDROOM	16.10 X 16.10
2ND FLOOR	LIVING ROOM	21.3 X 11.0	MAIN FLOOR	FOYER	8.10 X 6.6
2ND FLOOR	MASTER BEDROOM	24.0 X 9.7	MAIN FLOOR	BATH (# pieces 1-6)	3 PC
2ND FLOOR	OFFICE	9.5 X 6.2	2ND FLOOR	BATH (# pieces 1-6)	4 PC

Assessment: \$ Taxes: **\$8150 (2009)** Local Improvements:

Mortgagee: Mortg.Amount: \$ Payment (PI): \$	Mortg.Rate: Due Date: Payment (PIT): \$	Subj.to Verif.: Mobile/Leased Land F:
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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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