



Price: <b>\$3,300,000</b>	MLS® #: <b>20125867</b>
Status: <b>Active</b>	
Address: <b>4 FIRELANE 12A AVE</b>	
City: <b>NIAGARA-ON-THE-LAKE, L0S 1J0</b>	
Side of Road: <b>North</b>	
Waterfront Name: <b>LAKE ONTARIO</b>	
Elem Schl:	
Sec. School:	
Lot Size/Acreage: <b>222.76 X 336.0 ACRES:</b>	District: <b>01</b>
Square Footage +/-: <b>6,086</b>	Sub-Dist: <b>102</b>
Lot Frontage: <b>159.60</b>	Specific Zoning: <b>A</b>
Exposure:	
Possession: <b>90 DAYS TBA</b>	

**Ad Copy**

THIS PROPERTY AT THE ENTRANCE TO FIRELANE 12A, REPRESENTS THE PINNACLE OF CUTTING EDGE BUILD DESIGN, BUILD QUALITY & MODERN AMENITIES: SOARING SPACES, IN FLOOR HEAT, SMART WIRING, BACK UP POWER SYSTEMS, JAMIESON SALT WATER POOL (LINER NEW 09), IN-FLOOR RADIANT HEAT, DUAL STAGE AC, SOPHISTICATED WATER PURIFICATION SYSTEMS, BELL & STAR CHOICE SATELLITE SYSTEMS & MUCH MORE. THE QUALITY OF MATERIALS USED IS SIMPLY SECOND TO NONE. THE HOUSE IS GRACED WITH 9 FT CEILINGS THROUGHOUT (20+ FT FOYER) & FEATURES WONDERFUL WATER VIEWS FROM MOST ROOMS. THE SEPARATE GARAGE HOLDS MULTIPLE VEHICLES, IS HEATED & HAS IT'S OWN POWER & WATER SYSTEMS. THE LOWER LEVEL FEATURES A BAR SET UP & TV AREA W/WALKOUT TO THE YARD & POOL AREAS. THE SHORELINE PROTECTION IS IN PLACE & THE PROPERTY FEATURES ITS OWN BOAT LAUNCH. A POWERBOAT IS AVAILABLE & MAY BE NEGOTIATED. CONTACT THE LISTING AGENT FOR COMPLETE LIST OF CHATTELS, AMENITIES & ADDITIONAL ROOMS & DIMENSIONS. APPROX 8500 SQFT FINISHED SPACE. 400 AMP SERVICE

Type: <b>Rural</b>	Heating: <b>Forced Air, Natural Gas</b>	Ext. Construction: <b>Double Brick, Stucco</b>
Style: <b>2 Storey +, Detached</b>	Garage Type: <b>Attached, Triple, 4 Car Garage</b>	Driveway/Parking: <b>Concrete</b>
Tenure: <b>Freehold</b>	Water: <b>Cistern, Lake/River</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, Bsmt Fully Fin, Bsmt Walkout, Cathedral/Vault Ceilings, Central Air, Central Vacuum, Ensuite, Fireplace - Gas</b>
Site Influences: <b>Scenic View, Water Access, Water Front, Water View</b>	Services: <b>See Remarks</b>	Ext. Features: <b>Deck, Exterior Lighting, Fenced Yard, Patio, Pool Inground, Satellite Dish</b>
Access/Restrictions: <b>Easement</b>	Rental Equipm.: <b>None</b>	Roof: <b>Shakes</b>
	Flooring: <b>CeramicTile, Wood</b>	

**Inclusions** AIR CLEANER,FRIDGE,SATELLITE SYSTEM,AIR EXCHANGER,GARAGE DOOR OPENER,SECURITY SYSTEM,SMOKE DETECTOR,CO DETECTOR,OVEN,DISHWASHER,POOL EQUIP.,WASHER,DRYER,RANGE TOP,WATER SOFTENER, WATER PURIFICATION & SOFTENING SYSTEMS, CONTACT LB FOR COMPLETE LIST

**Exclusions**

Bedrooms: <b>5+1</b>	Sign: <b>No</b>	UFFI: <b>NO</b>	Garage: <b>Yes</b>	Gar.Details:
Bathrooms: <b>4 \ 1</b>	Lockbox: <b>No</b>	SPIS: <b>Yes</b>	Pool: <b>Yes</b>	
Rental Income: <b>NO</b>	Road Type: <b>Private</b>	Survey: <b>Yes</b>	Waterfront: <b>Yes</b>	Water:
Building Age +/-: <b>6</b>				

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

Floor	Room	Size	Floor	Room	Size
MAIN FLOOR	KITCHEN	15.7 X 14.9	2ND FLOOR	BEDROOM	13.0 X 13.5
MAIN FLOOR	LIVING ROOM	15.7 X 13.10	2ND FLOOR	BEDROOM	13.0 X 13.5
MAIN FLOOR	DINING ROOM	16.1 X 16.9	LOWER LEVEL	REC ROOM	63.0 X 17.9
MAIN FLOOR	MASTER BEDROOM	19.2 X 18.9	MAIN FLOOR	BATH (# pieces 1-6)	2 PC
MAIN FLOOR	FAMILY ROOM	19.3 X 21.1	MAIN FLOOR	BATH (# pieces 1-6)	4 PC
MAIN FLOOR	SUN ROOM/FLORIDA RM	35.0 X 11.0	LOWER LEVEL	BATH (# pieces 1-6)	4 PC
2ND FLOOR	BEDROOM	13.3 X 12.0	MAIN FLOOR	BATH ENSUITE (# pieces 1-6)	6 PC

Assessment: \$ Taxes: **\$12415.00 (2010)** 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>  
**ROYAL LEPAGE NIAGARA R.E. CENTRE, BROKERAGE-**  
 Company Name: **NOTL - 2130, INDEPENDENTLY OWNED AND OPERATED:**  
**905-468-4214**



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