



Price: \$449,000	MLS® #: 20126966
Status: Active	
Address: 56 QUEENSTON ST City: QUEENSTON, L0S 1L0 Side of Road: East	
Elem Schl: Sec. School:	
Lot Size/Acreage: 94.20 X 215.30 ACRES: .47	District: 01
Square Footage +/-: 1725	Sub-Dist: 103
Lot Frontage: 94.20	Specific Zoning: R1
Exposure:	
Possession: 90-120 DYAS/TBA	

Ad Copy

THIS IMPORTANT HISTORIC QUEENSTON PROPERTY HAS BEEN LOVINGLY TENDED BY THE CURRENT OWNERS SINCE 1984. IT SITS ON THE CORNER OF QUEENSTON AND HIGHLANDER AND BACKS ONTO QUEENSTON PUBLIC SCHOOL. THE SEPARATE GARAGE WAS REBUILT AND INSULATED IN 1990 AND HAS ACTED AS THE OWNERS STUDIO FOR MANY YEARS. THE HOUSE IS UPDATED AND IS A LOVELY BLEND OF AN OLDER TYPICAL FARM COTTAGE WITH MODERN AMENITIES. THE 2ND FLOOR MASTER BED & BATH AND MAIN FLOOR OFFICE ADDITION WERE COMPLETED IN 1991. THE WINDOWS HAVE BEEN RECENTLY REPLACED EXCEPT THE KITCHEN NOOK, THE GARAGE ROOF HAS BEEN REPAIRED TO STANDARD, THE POOL LINER WAS REPLACED IN 2009. ALL IN ALL THIS RESPIRE IN QUEENSTON GIVES YOU PRIVACY AND BEAUTY WRAPPED IN A LOVELY HOUSE, POST & BEAM STUDIO OUTBUILDING FROM THE LATE 1800' S AND BEAUTIFUL MATURE GARDENS.

Type: Urban	Heating: Forced Air, Natural Gas	Ext. Construction: Wood
Style: 1.5 Storey, Detached	Garage Type: Detached, Double	Driveway/Parking: Gravel
Tenure: Freehold	Water: Municipal	Foundation/Basement: Block, Partial, Poured Concrete, Stone
Property Size: Under 0.5 Acres	Sewer: Municipal	Int.Features: Appliances Built-in, Bsmt Partly Finished, Cathedral/Vault Ceilings, Dining Room, Ensuite, Fireplace - Gas, Main Flr. Laundry Rm., Sky Lights
Site Influences: Corner, Scenic View	Services: 100 Amp Service, Natural gas	Ext. Features: Deck, Fenced Yard, Patio, Pool Inground
Access/Restrictions:	Rental Equipm.: Hot Water Tank	Roof: Shakes
	Flooring: Vinyl, Wood	

Inclusions FRIDGE, SMOKE DETECTOR, CO DETECTOR, STOVE, DISHWASHER, POOL EQUIPT, DRYER, CHEST FREEZER
Exclusions

Bedrooms: 3+0	Sign: Yes	UFFI: NO	Garage: Yes	Gar.Details:
Bathrooms: 2 1 0	Lockbox: Yes	SPIS: Yes	Pool: Yes	
Rental Income: NO	Road Type: Municipal	Survey: Yes	Waterfront: No	Water:
Building Age +/-: 110				

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

Floor	Room	Size	Floor	Room	Size
MAIN FLOOR	KITCHEN	16.5 X 12.10	2ND FLOOR	MASTER BEDROOM	17.8 X 18.0
MAIN FLOOR	LIVING ROOM	15.5 X 11.11	2ND FLOOR	BEDROOM	9.8 X 8.10
MAIN FLOOR	OFFICE	9.6 X 12.4	2ND FLOOR	BEDROOM	8.6 X 13.11
MAIN FLOOR	PORCH	5.8 X 19.6	MAIN FLOOR	BATH (# pieces 1-6)	4 PC
MAIN FLOOR	DINING ROOM	15.5 X 9.5	2ND FLOOR	BATH ENSUITE (# pieces 1-6)	4 PC
MAIN FLOOR	LAUNDRY	14.0 X 7.10			

Assessment: \$	Taxes: \$4725.00 (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

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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