



Price: \$549,000	MLS® #: 20127673
Status: Active	
Address: 310 BUTLER ST	
City: NIAGARA-ON-THE-LAKE, L0S 1J0	
Side of Road: East	
Elem Schl:	
Sec. School:	
Lot Size/Acreage: 70X120	District: 01
Square Footage +/-: 3156	Sub-Dist: 101
Lot Frontage: 70.00	Specific Zoning: R1
Exposure:	
Possession: IMMED	

Ad Copy

SPACIOUS 2 STOREY WITH MANY UNIQUE FEATURES. ELEGANT PRINCIPAL ROOMS, LARGE KITCHEN WITH CENTRE ISLAND FLOWING INTO A SUBSTANTIAL FAMILY ROOM WITH VAULTED CEILING, WOOD BURNING FIREPLACE AND WALK OUT TO A LOVELY GARDEN. ONE UNUSUAL FEATURE IS AN INTERIOR ATRIUM FOR QUIET RESPIRE. THE HOUSE IS A MIX OF CONTEMPORARY WITH OPEN PLAN AT THE BACK AND MORE TRADITIONAL WITH FORMAL LIVING AND DINING ROOMS IN THE FRONT. THERE IS A MAIN FLOOR BEDROOM WITH ENSUITE THAT COULD BE USED AS THE MASTER BEDROOM. 2 OTHER UPSTAIRS BEDROOMS ALSO WITH ENSUITE BATH - ONE WITH A BALCONY. MUCH OF THE FIRST FLOOR ROOMS HAVE BEEN FRESHLY PAINTED AND NEW BROADLOOM HAS BEEN INSTALLED IN THE HALLWAYS AND STAIRCASE. GREAT LOCATION CLOSE TO THE CENTRE OF TOWN

Type: Urban	Heating: Forced Air, Natural Gas	Ext. Construction: Low Maint. S/F/E, Vinyl Siding
Style: 2 Storey +, Detached	Garage Type: 1.5, Attached	Driveway/Parking: Gravel
Tenure: Freehold	Water: Municipal	Foundation/Basement: Partial, Poured Concrete
Property Size: Under 0.5 Acres	Sewer: Municipal	Int.Features: Cathedral/Vault Ceilings, Central Air, Central Vacuum, Ensuite, Fireplace - Gas, Fireplace - Wood, Main Flr. Laundry Rm., Whirlpool Tub
Site Influences:	Services: 100 Amp Service	Ext. Features: Exterior Lighting, Patio
Access/Restrictions:	Rental Equipm.: Hot Water Tank	Roof: Asphalt Shingle
	Flooring: Carpet, CeramicTile, Wood	

Inclusions FRIDGE,STOVE,DISHWASHER,WASHER,DRYER,

Exclusions

Bedrooms: 3+0	Sign: Yes	UFFI: NO	Garage: Yes	Gar.Details:
Bathrooms: 3 \ 1	Lockbox: Yes	SPIS: Waived	Pool: No	
Rental Income: NO	Road Type: Municipal	Survey: No	Waterfront: No	Water:
Building Age +/-: 21				

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

Floor	Room	Size	Floor	Room	Size
MAIN FLOOR	KITCHEN	15.0 X 22.0	2ND FLOOR	BEDROOM	14.0 X 15.0
MAIN FLOOR	LIVING ROOM	18.0 X 21.0	2ND FLOOR	BEDROOM	10.10 X 11.3
MAIN FLOOR	DINING ROOM	10.6 X 15.0	MAIN FLOOR	BATH (# pieces 1-6)	3 PC
MAIN FLOOR	FAMILY ROOM	24.0 X 16.6	MAIN FLOOR	BATH (# pieces 1-6)	2 PC
MAIN FLOOR	FOYER	13.8 X 10.10	2ND FLOOR	BATH (# pieces 1-6)	3 PC
MAIN FLOOR	SUN ROOM/FLORIDA RM	9.10 X 16.6	2ND FLOOR	BATH ENSUITE (# pieces 1-6)	5 PC
MAIN FLOOR	MASTER BEDROOM	19.10 X 10.5			

Assessment: \$ Taxes: **\$6135.00 (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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