



Price: \$895,000	MLS® #: 20128871
Status: Active	
Address: 175 QUEEN ST # 1	
City: NIAGARA-ON-THE-LAKE, L0S 1J0	
Side of Road: North	
Elem Schl:	
Sec. School:	
Lot Size/Acreage: CONDO	District: 01
Square Footage +/-: 2200	Sub-Dist: 101
Lot Frontage:	Specific Zoning: R2
Exposure:	
Possession: 60 DAYS/ TBA	

Ad Copy

ALL THAT NOTL HAS TO OFFER IS LITERALLY RIGHT OUTSIDE YOUR FRONT DOOR, TO INCLUDE A WONDERFUL SHOPPING DISTRICT, ENTERTAINMENT VIA THE VARIOUS THEATRES & RESTAURANTS & GOLF ON A BEAUTIFULLY MANICURED COURSE-ALL WITHIN THE CONFINES OF THE FIRST CAPITOL OF UPPER CANADA. THIS 2 STOREY TOWNHOUSE FEELS MORE LIKE A DETACHED HOUSE & REPRESENTS THE PINNACLE OF BUILD QUALITY WITH EXQUISITE FINISHING DETAIL. SOME FEATURES OF THIS WELL PLANNED LAYOUT INCLUDE: MARBLE FLOORED FOYER & MASTER BATH, TOP QUALITY HARDWOOD IN PRINCIPAL ROOMS, GAS FIREPLACE IN THE LIVING ROOM THAT LOOKS & FEELS LIKE WOOD BURNING, TOP OF LINE ELMWOOD KITCHEN WITH GRANITE & SOLID SURFACE COUNTERS, TOP END APPLIANCES & BUILT-IN WINE STORAGE. UPPER LEVEL FEATURES A SPACIOUS MASTER W/ENSUITE & SUNROOM, 2 MORE WELL APPOINTED BEDROOMS, BATH & LAUNDRY. NO DETAIL OVERLOOKED IN THE FINISHING OF THE LOWER LEVEL EITHER. EXPERIENCE THE LUXURY LIVING THIS BESPOKE TOWNHOUSE SITUATED IN THE HEART OF OLD TOWN HAS TO OFFER.

Type: Condominiums	Heating: Forced Air, Natural Gas	Ext. Construction: Low Maint. S/F/E, Wood, Wood Frame
Style: 2 Storey +, Townhouse	Garage Type: Attached, Single	Driveway/Parking: Interlocking, Single
Tenure: Condominium	Water: Municipal	Foundation/Basement: Full, Poured Concrete
Property Size: Common/Unknown	Sewer: Municipal	Int.Features: Appliances Built-in, Bsmt Fully Fin, Central Air, Dining Room, Ensuite, Fireplace - Gas, Recroom, Walk-in Closet(s)
Site Influences:	Services: 100 Amp Service, Cable, Electricity, Natural gas, Street Lights	Ext. Features: Balcony, Exterior Lighting, Partially Fenced, Patio, Sprinkler System
Access/Restrictions: R.O.W. (Not Deeded)	Rental Equipm.: Hot Water Tank	Roof: Asphalt Shingle
	Flooring: CeramicTile, Marble, Wood	

Inclusions FRIDGE,GARAGE DOOR OPENER,MICROWAVE,SMOKE DETECTOR,CO DETECTOR,STOVE,DISHWASHER,WASHER,DRYER, INTERCOM, WINDOW TREATMENT & HARDWARE, FURNISHINGS NEGOTIABLE

Exclusions

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

Condo Fee: **270** Prop. Mngr: **SHABRI** Condo Fee Incls.: **Building Insurance, Common Elements**
 Co-owner%: Prop. Mngr. Phone #: Condo Parking:

Floor	Room	Size	Floor	Room	Size
MAIN FLOOR	KITCHEN	12.0 X 11.7	2ND FLOOR	LAUNDRY	
MAIN FLOOR	LIVING ROOM	24.0 X 15.5	LOWER LEVEL	OFFICE	11.6 X 9.6
MAIN FLOOR	DINING ROOM	15.3 X 12.4	LOWER LEVEL	REC ROOM	22.6 X 14.9
MAIN FLOOR	FOYER	24.0 X 8.5	MAIN FLOOR	BATH (# pieces 1-6)	2 PC
2ND FLOOR	MASTER BEDROOM	15.3 X 13.0	LOWER LEVEL	BATH (# pieces 1-6)	4 PC
2ND FLOOR	BEDROOM	15.0 X 10.6	2ND FLOOR	BATH (# pieces 1-6)	4 PC
2ND FLOOR	BEDROOM	15.0 X 10.6	2ND FLOOR	BATH ENSUITE (# pieces 1-6)	5 PC

Assessment: \$ Taxes: **\$8450.00 (2009)** Local Improvements:

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