



Price: <b>\$545,000</b>	MLS® #: <b>20129407</b>
Status: <b>Active</b>	
Address: <b>12 KARSAM CRT</b>	
City: <b>NIAGARA-ON-THE-LAKE, L0S 1J0</b>	
Side of Road: <b>East</b>	
Elem Schl:	
Sec. School:	
Lot Size/Acreage: <b>55.33 X 194.47 IRR.</b>	District: <b>01</b>
Square Footage +/-: <b>2340</b>	Sub-Dist: <b>101</b>
Lot Frontage: <b>55.33</b>	Specific Zoning: <b>R1</b>
Exposure:	
Possession: <b>60-90 DAYS/TBA</b>	

**Ad Copy**

FOR SALE BY ORIGINAL OWNER. THIS 4 BEDROOM, 2 STORY WITH 3 BAY GARAGE, HAS BEEN KEPT TO A HIGH STANDARD BY THE CURRENT OWNERS. THE LOWER LEVEL OF APPROX. 1000 SQ FEET FEATURES A FINISHED REC ROOM WITH A GAS/ELECTRIC COMBO FIREPLACE. UPON ENTERING THE HOUSE A CENTRAL STAIRCASE MAKES A STRONG VISUAL STATEMENT. TO THE LEFT IS THE LIVING ROOM W/BAY WINDOW & FORMAL DINING ROOM - TO THE RIGHT, LAUNDRY ROOM, GARAGE ACCESS, 2 PCE POWDER ROOM & FAMILY ROOM W/GAS FP. THE KITCHEN LOOKS OUT OVER A COVERED DECK & LOVELY PRIVATE GARDENS ACCESSED THROUGH PATIO DOORS. THE CENTRED PLAN ALSO FEATURES WOOD & TILE FLOORS. KITCHEN APPLIANCES HAVE BEEN RECENTLY UPGRADED & ARE INCLUDED. THE MASTER FEATURES A 3 PIECE ENSUITE & WALK IN CLOSET. THE OTHER 3 UPSTAIRS BEDROOMS ARE SERVICED BY A 4 PCE BATH INCLUDING JACUZZI TUB. THE HARDOOD THROUGHOUT THE MAIN FLOOR IS IN REMARKABLE CONDITION. THIS PROPERTY HAS BEEN METICULOUSLY MAINTAINED.

Type: <b>Urban</b>	Heating: <b>Forced Air, Natural Gas</b>	Ext. Construction: <b>Brick Facing, Double Brick</b>
Style: <b>2 Storey +, Detached</b>	Garage Type: <b>Attached, Triple</b>	Driveway/Parking: <b>Asphalt</b>
Tenure: <b>Freehold</b>	Water: <b>Municipal</b>	Foundation/Basement: <b>Full, Poured Concrete</b>
Property Size: <b>Under 0.5 Acres</b>	Sewer: <b>Municipal</b>	Int.Features: <b>Bsmt Fully Fin, Central Air, Central Vacuum, Dining Room, Ensuite, Fireplace - Gas, Main Flr Family Rm, Main Flr. Laundry Rm.</b>
Site Influences:	Services: <b>200 Amp Service</b>	Ext. Features: <b>Deck, Exterior Lighting</b>
Access/Restrictions:	Rental Equipm.: <b>Hot Water Tank</b>	Roof: <b>Asphalt Shingle</b>
	Flooring: <b>Carpet, CeramicTile, Wood</b>	

**Inclusions** FRIDGE,GARAGE DOOR OPENER,MICROWAVE,SMOKE DETECTOR,STOVE,DISHWASHER, GAS LINE FOR BBQ, CUSTOM BLINDS

**Exclusions**

Bedrooms: <b>4+0</b>	Sign: <b>Yes</b>	UFFI: <b>NO</b>	Garage: <b>Yes</b>	Gar.Details:
Bathrooms: <b>2 \ 1</b>	Lockbox: <b>Yes</b>	SPIS: <b>Yes</b>	Pool: <b>No</b>	
Rental Income: <b>NO</b>	Road Type: <b>Municipal</b>	Survey: <b>Yes</b>	Waterfront: <b>No</b>	Water:
Building Age +/-: <b>17</b>				

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

Floor	Room	Size	Floor	Room	Size
MAIN FLOOR	LIVING ROOM	16.2 X 10.11	2ND FLOOR	BEDROOM	11.2 X 10.11
MAIN FLOOR	DINING ROOM	10.10 X 13.0	2ND FLOOR	BEDROOM	11.2 X 10.5
MAIN FLOOR	KITCHEN	8.8 X 14.1	2ND FLOOR	BEDROOM	10.11 X 11.10
MAIN FLOOR	LAUNDRY	8.0 X 7.6	BASEMENT	REC ROOM	30.9 X 23.0
MAIN FLOOR	FAMILY ROOM	16.10 X 11.0	MAIN FLOOR	BATH (# pieces 1-6)	2 PC
MAIN FLOOR	DINETTE	12.6 X 9.4	2ND FLOOR	BATH (# pieces 1-6)	4 PC
2ND FLOOR	MASTER BEDROOM	18.6 X 13.0	2ND FLOOR	BATH ENSUITE (# pieces 1-6)	3 PC

Assessment: \$ Taxes: **\$5466.00 (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>

Company Name: **ROYAL LEPAGE NIAGARA R.E. CENTRE, BROKERAGE-  
NOTL - 2130, INDEPENDENTLY OWNED AND OPERATED:  
905-468-4214**



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