



Price: \$1,995,000	MLS® #: 20145195 p
Status: Active	
Address: 287 KING ST	
City: NIAGARA-ON-THE-LAKE, L0S 1J0	
Side of Road: East	
Elem Schl:	
Sec. School:	
Lot Size/Acreage: 120. FT X 210.87 FT	District: 01
ACRES: .58	Sub-Dist: 101
Square Footage +/-: 3250	Specific Zoning: R1
Lot Frontage:	
Exposure:	
Possession: 90 DAYS TBA	

Ad Copy

THIS RESTORATION IS ONE OF THE FINEST & MOST ACCURATE IN TOWN. THIS 1860'S GEM HAS BEEN COMPLETELY REFURBISHED & IS IN EVERY RESPECT A NEW HOUSE. MOST EVERYTHING HAS BEEN MILLED OR REMANUFACTURED TO MATCH THE ORIGINAL IN MINUTE DETAIL, WITH AN EYE TO INCREASING R VALUES AS WELL. THE FLOORS ARE HAND SCRAPED VINTAGE BEECH, THE KITCHEN COUNTERS ARE CARRERA MARBLE, MOST FAUCETS & FIXTURES ARE NICKEL PLATED, BATHROOMS W/INFLOOR HEAT WARM THE BEAUTIFUL MARBLE TILED FLOORS FOR THAT ELEGANT OLD EUROPEAN HOTEL FEEL. TOP LINE APPLIANCES-WOLF 6 BURNER RANGE W/PROFESSIONAL 1200 CFM RENT-A-HOOD EXHAUST, SUB ZERO 36" FRIDGE & BOSCH DW ALL HIDING BEHIND ULTRA HIGH END CABINETRY IN THIS LIGHT FILLED KITCHEN. OTHER FEATURES INCLUDE: 3 FIREPLACES, ENSUITES, AN OPEN TURRET, BEDROOM PORCH, INSTANT HOT WATER, COPPER EAVESTROUGHES, CEDAR SHAKES, HIDDEN CLOSET, INSTANT HOT WATER, CUT GLASS TRANSOMS, REFURBISHED COACH HOUSE, PERIMETER FENCE & POTTING SHED. TRULY ONE OF A KIND!

Type: Urban	Heating: Natural Gas, Forced Air	Ext. Construction: Wood, Wood Frame
Style: 2 Storey +, Detached	Garage Type: 1.5, Detached	Driveway/Parking: Double, Interlocking
Tenure: Freehold	Water: Municipal	Foundation/Basement: Partial, Piers/Posts, Poured Concrete, Stone
Property Size: 0.5 -0.99 Acres	Sewer: Municipal	Int.Features: Appliances Built-in, Cathedral/Vault Ceilings, Central Air, Central Vacuum, Dining Room, Ensuite, Fireplace - Gas, Fireplace - Wood
Site Influences: Corner	Services: 200 Amp Service, 60 Amp Service	Ext. Features: Exterior Lighting, Fenced Yard, Patio
Access/Restrictions:	Rental Equipm.: None	Roof: Shakes
	Flooring: Marble, Wood	

Inclusions AIR CLEANER,FRIDGE,SECURITY SYSTEM,SMOKE DETECTOR,CO DETECTOR,STOVE,DISHWASHER,WASHER,DRYER,
Exclusions

Bedrooms: 4+0	Sign: No	UFFI: NO	Garage: Yes	Gar.Details:
Bathrooms: 3 1	Lockbox: No	SPIS: Waived	Pool: No	
Rental Income: NO	Road Type: Municipal	Survey: Yes	Waterfront: No	Water:
Building Age +/-: 160				

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

Floor	Room	Size	Floor	Room	Size
MAIN FLOOR	KITCHEN	14.7 X 16.11	2ND FLOOR	BEDROOM	13.9 X 8.0
MAIN FLOOR	FAMILY ROOM	19.6 X 13.10	2ND FLOOR	BEDROOM	11.7 X 13.8
MAIN FLOOR	LIVING ROOM	28.3 X 16.2	2ND FLOOR	BEDROOM	11.8 X 14.6
MAIN FLOOR	DINING ROOM	15.0 X 17.9	2ND FLOOR	BATH (# pieces 1-6)	3 PC
MAIN FLOOR	FOYER	11.3 X 8.7	2ND FLOOR	BATH (# pieces 1-6)	4 PC
2ND FLOOR			MAIN FLOOR	BATH (# pieces 1-6)	2 PC
2ND FLOOR	MASTER BEDROOM	19.6 X 14.0	2ND FLOOR	BATH ENSUITE (# pieces 1-6)	4 PC

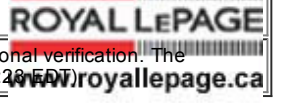
Assessment: \$ Taxes: **\$7568 (2010)** Local Improvements:

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
 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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