



Price:	\$617,000	MLS® #:	2093304
Status:	Active		
Address:	2 ELIZABETH ST		
City:	NIAGARA-ON-THE-LAKE, L0S 1J0		
Side of Road:	West		
Elem Schl:			
Sec. School:			
Lot Size/Acreage:	80.91X46.94	District:	01
Square Footage +/-:	2,286	Sub-Dist:	101
Lot Frontage:	80.91	Specific Zoning:	R1A
Exposure:			
Possession:	60-90 DAYS/TBA		

Ad Copy

DESIGNED BY RENOWNED ARCHITECT LES ANDREW FOR HIS FAMILY, THIS IMPOSING DETAILED 2 STOREY COMPLETE WITH RESTIVE INTERIOR COLOURS FLOODS WITH LIGHT & EXUDES CHARM & WARMTH. THE EXTERIOR PROPORTIONS HELP GIVE THE HOUSE SUPERLATIVE CURB APPEAL. MUCH CARE HAS BEEN TAKEN WITH THE DESIGN & EXECUTION. IT SITS ACROSS FROM THE LANDSCAPED PARKETTE IN 'THE VILLAGE'. FEATURES INCLUDE: A SEPARATE ENTRANCE FOR PROFESSIONAL OFFICE, MAHOGANY STAINED WIDE PLANK PINE FLRS & STAIR TREADS, ELMWOOD KIT W/ GRANITE COUNTERS, 2ND FLR LAUNDRY, ARCHITECTURAL WINDOWS WITH MAIN & UPPER FLR ROOMS HAVING WINDOWS ON AT LEAST 2 SIDES TO MAXIMIZE LIGHT, OVER 9FT CEILING HEIGHT IN FINISHED LOWER LEVEL, APPROX 300 SQFT STUDIO W/RI OVER THE 1 1/2 CAR GARAGE & 0 MAINTENANCE LANDSCAPE. YOU COULD BE COMFORTABLE WITH FAMILY, ENTERTAINING GUESTS, WORKING IN YOUR PROFESSIONAL OFFICE, CREATING PASSIONATELY IN YOUR ABOVE GARAGE STUDIO OR JUST RELAXING IN FRONT OF THE GAS FIRE. OVER 3400 SQFT OF LIVING SPACE.

Type:	Urban	Heating:	Forced Air, Natural Gas	Ext. Construction:	Wood, Wood Frame
Style:	2 Storey +, Detached	Garage Type:	1.5, Detached	Driveway/Parking:	Double
Tenure:	Freehold	Water:	Municipal	Foundation/Basement:	Full, Poured Concrete
Property Size:	Under 0.5 Acres	Sewer:	Municipal	Int. Features:	Appliances Built-in, Bsmt Fully Fin, Central Air, Ensuite, Fireplace - Gas, Laundry, Sky Lights, Walk-in
Site Influences:	Corner, Green Belt / Park	Services:	100 Amp Service		
Access/Restrictions:	Subdiv. Covenant	Rental Equipm.:	Hot Water Tank		
		Flooring:	Ceramic Tile, Vinyl, Wood		

				Ext. Features:	Closet(s) Exterior Lighting, Fenced Yard, Patio
				Roof:	Asphalt Shingle
Inclusions	AIR CLEANER,DISHWASHER,DRYER,FRIDGE,GARAGE DR OPENER,SECURITY SYSTEM,SMOKE DETECTOR,STOVE,WASHER,NATURAL GAS BBQ HOOK-UP,RI BATH & 60 AMP PANEL IN STUDIO ABOVE INSULATED GARAGE				
Exclusions					
Bedrooms:	3+1	Sign:	Yes	UFFI:	NO
Bathrooms:	3 \ 1	Lockbox:	No	SPIS:	Waived
Rental Income:	POTENTIAL	Road Type:	Municipal	Survey:	Yes
Building Age +/-:	8			Garage:	Yes
				Gar.Details:	
				Pool:	No
				Waterfront:	No
				Water:	
Condo Fee:		Prop. Mngr:		Condo Fee Incls.:	
Co-owner%:		Prop. Mngr. Phone #:		Condo Parking:	
Floor	Room	Size	Floor	Room	Size
MAIN FLOOR	KITCHEN	13.7X14	2ND FLOOR	BEDROOM	10.2X12.8
MAIN FLOOR	DINING ROOM	13.2X10.6	2ND FLOOR	LAUNDRY	6.6X8.4
MAIN FLOOR	LIVING ROOM	11.7X15.4	LOWER LEVEL	REC ROOM	29.8X14.9
MAIN FLOOR	OFFICE	11.7X14	LOWER LEVEL	BEDROOM	19.4X12
MAIN FLOOR	FOYER	18.2X4	MAIN FLOOR	BATH (# pieces 1-6)	2PC
2ND FLOOR	MASTER BEDROOM	19.5X12.6	2ND FLOOR	BATH (# pieces 1-6)	4PC
2ND FLOOR	BEDROOM	16.1X12.8	LOWER LEVEL	BATH (# pieces 1-6)	3PC
Assessment:	\$	Taxes:	\$4976.00 (2007)	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**

~ courtesy of perryquinn.com ~



Compliments of: **PERRY QUINN, Sales Person: 905-468-4214**

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Website: <http://www.perryquinn.com>

ROYAL LEPAGE NIAGARA R.E. CENTRE,

Company Name: **BROKERAGE- NOTL - 2130, INDEPENDENTLY OWNED
AND OPERATED: 905-468-4214**



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