

**REALTORS(R) Association of Hamilton-Burlington  
Niagara Association of REALTORS(R)**

**Active**

**MLS# N3000979**



1 / 3

**32 THE PROMENADE Avenue**

**Niagara-on-the-Lake LOS 1J0**

**Prop Type:** Residential  
**Type/Style:** Detached - 1-1/2 Storey  
**Sale/Lease:** For Sale Only  
**District:** Niagara-on-the-Lake  
**Sub-Area/Nbhd:** 101 / 888  
**Near:** CHARLOTTE STREET  
**Legal:** PLAN M83 LOT 77

**List Price:** \$ 345,000

**Lease Rate:**  
**Selling Price:**  
**Previous Price:**

**Roll#:**  
**Registry Pin#:**  
**Side of Road:** South

**Status Certif:**  
**Zoning:** R1

**# of Rooms:** 11  
**# of Bedrooms:** 3  
**Baths 2-piece:** 0  
**Baths 3-piece:** 0  
**Baths 4-piece:** 1  
**Baths 5-piece:** 1  
**Roughed-in Bths:**  
**#FBths/#HBths:** 2/0

**Rooms and Their Sizes**

Kitchen	[1]	11.7 x 9.0	Master Bedroom	[1]	14.0 x 11.7	4 Pc Bthrm	[2]
Dining Room	[1]	11.7 x 9.4	Main Fl Lnd Rm	[1]	5.0 x 5.7		
Living Room	[1]	17.4 x 11.6	Bedroom	[2]	13.0 x 13.8		
Main Floor Fam Rm	[1]	15.1 x 13.0	Bedroom	[2]	14.8 x 13.8		
Foyer	[1]	3.10 x 16.10	5 Pc Bthrm	[1]			

**Property Details**

<b>Property Size:</b> .5 or Less	<b>Lot Size:</b> 60 FT X 120 FT [Imperial]	<b>Elem'y Sch:</b>
<b>SqFt:</b> 1943 +/-	<b>Basement:</b> Full	<b>Second'y Sch:</b>
<b>Taxes:</b> \$ 4,000 / 2011	<b>Basement Dev:</b> Unfinished	<b>Age:</b> 21-30 Years
<b>Occupant:</b>	<b>Type of Ownshp:</b> Freehold	<b>Water Supply:</b> Municipal
<b>Rental Income:</b> \$N	<b>Heating:</b> Forced Air	<b>Water Meter:</b> Yes
<b>Mortgage:</b>	<b>Fuel:</b> Gas (Natural)	<b>Sewer Type:</b> Sewer Connected
<b>UFFI:</b> No	<b>Foundation:</b> CONCR	<b>Amperage:</b>
<b>Gar/Prkg:</b> Yes - Single Drive, Single Garage, 1.5 Garage		<b>Waterfront:</b> N <b>Pool:</b> N
<b>Rental Eqmt:</b> Water Heater		<b>Central Air:</b> Yes
<b>Ext Fin/Const:</b> Brick, Metal Vinyl Siding		<b>Fireplaces:</b>
<b>Topography:</b>		<b>Survey:</b> Y
<b>Features:</b> Alarm System, Automatic Garage Dr, Cathedral / Vault Ceilings, Main Flr. Laundry, Main Flr. Family Rm, Skylight, Main Floor Bedroom, Gas Stove Hook Up		

**Restrictions:**

**Condo Fee Incl:**

**Property Management**

**Mobile Home Information:**

**Condo Corp#:**

**Virtual Tour:**

**Directions**

**Inclusions:** WASHER, DRYER, FRIDGE, GAS STOVE, DISHWASHER, GARAGE DOOR OPENER & REMOTE

**Exclusions:** NONE

**REALTOR(R) Remarks**

BUILT IN 1987 & OFFERED FOR SALE FOR THE 1ST TIME, THIS 11/2 STOREY BRICK & VINYL SIDED HOUSE IS IN V G CONDITION. THE BASEMENT IS HIGH & DRY. THE HOUSE HAS BEEN WELL MAINTAINED BY THE OWNERS. SOME OF THE FEATURES INCLUDE: MN FLOOR MASTER & BATH, MN FLOOR LAUNDRY, GAS FP, ATTACHED SINGLE GARAGE W/GDO & A PRIVATE LANDSCAPED GDN

<b>Primary/Sec:</b>	<b>Sign:</b> Yes	<b>Handicpd:</b>	<b>Taxes Applic:</b> Y	<b>Possession:</b> IMMEDIATE
<b>Deposit Req:</b> TBA	<b>Key:</b> Yes	<b>Lockbx:</b> Yes	<b>SPIS:</b> Waived	<b>Bkr Perm Adv:</b>
<b>Sellers:</b>			<b>Consent aft EX:</b> N	<b>Appt:</b>
<b>Brokerage 1:</b> ROYAL LEPAGE NIAGARA R.E. CENTRE - 2130 Ph: 905-468-4214 F:905-468-2021 http://www.homesniagara.com				<b>Comm Date:</b> 01/23/12
<b>Slsprsn/Brkr1:</b> PERRY QUINN - Ph:905-468-4214 perry@homesniagara.com				<b>Expiry Date:</b>
<b>Slsprsn/Brkr2:</b>				
<b>Brokerage 2:</b>				
<b>SB Comm:</b> 2.5%	<b>Member Open House:</b>			<b>Spcl Provisn:</b> None
<b>Sell Brokerage:</b>				<b>CSale Date:</b>
<b>Sell Slsprsn/Brkr1:</b>				<b>Selling Date:</b>
<b>Sell Slsprsn/Brkr2:</b>				<b>Closing Date:</b>
<b>Sell Commnts:</b>				<b>Selling Price:</b>
				<b>Sell Lse Rte:</b>

res  
REALTOR(R) The above information is from sources deemed reliable but it should not be relied upon without independent verification. Data is