



**Status:** Active

**List Price:** \$ 899,000

**1184 QUEENSTON Road**  
**Niagara-on-the-Lake LOS 1J0**

**Lease Rate:**

**Prop Type:** Residential  
**Type/Style:** Detached - 1 Storey  
**District:** Niagara-on-the-Lake - NOTL - Airport - 888  
**Near:**  
**Legal:** PT TWP LOT 96, NIAGARA PT2, 30R8429; NIAGARA-ON-THE-LAKE  
**Sale/Lease:** For Sale Only  
**Age:** 6-10 Years  
**Side of Road:** North  
**Possession:** 30 TBD

**Tx Appl:**  
**Comm Date:** 07/06/15  
**Sale:**  
**DOM:**

**# of Rooms:**  
**# of Bedrooms:** 4 + 0  
**Zoning:** RA  
**Baths 2-piece:** 0  
**Baths 3-piece:** 2  
**Baths 4-piece:** 2  
**Baths 5/6 piece:** 0  
**#FBths/#HBths:** 4/0  
**Sq Ft:** 3100 +/-

**Rooms and Their Sizes**

Kitchen	[1] 25.8 x 18.2	Bedroom	[1] 15.8 x 12	Recreation Rm	[B1] 36.8 x 15.7
Den	[1] 10 x 8.8	Bedroom	[2] 13.5 x 12		
Dining Room	[1] 12 x 10	Bedroom	[B1] 14 x 15		
Family Room	[1] 15 x 14.9	Bedroom	[B1] 18.2 x 18.2		
Master Bedroom	[1] 30 x 17.5	Recreation Rm	[B1] 21.1 x 18.8		

**Property Details**

<b>UFFI:</b> No	<b>Lot Size:</b> 160X546.47 IRR.ACRES:1.83 [Imperial]	<b>Frontage:</b> 160.00
<b>Taxes:</b> \$ 6,962 / 2014	<b>Property Size:</b> .6 - 1.99 Acres	<b>Heating:</b> Forced Air
<b>Type of Ownership:</b> Freehold	<b>Basement:</b> Full	<b>Fireplaces:</b> GAS
<b>Occupant:</b> Owner	<b>Basement Dev:</b> Walk-Out	<b>Fuel:</b> Gas (Natural)
<b>Parking:</b> Attached Garage, Triple Garage		<b>Energuide Rating:</b>
<b>Rental Eqmt:</b> Water Heater		<b>Water Supply:</b> Municipal
<b>Exterior/Const:</b> Maintenance Free (Fascia, Soffit, Eaves), Stucco		<b>Water Meter:</b> Yes
<b>Topography:</b> Scenic View, Other (See Remarks)		<b>Sewer Type:</b> Septic Installed
<b>Restrictions:</b>		<b>Waterfront:</b> <b>Pool:</b> N
<b>Foundation:</b>		<b>Central Air:</b> Yes
<b>Elementary Sch:</b>	<b>Secondary Sch:</b>	<b>Survey Avail:</b> <b>Amps:</b>
<b>Condo Fee:</b>		
<b>Incl Prkg:</b>	<b>Incl Locker:</b>	<b>Condo Corp#:</b>
<b>Features:</b>		<b>Mobile Home Info:</b>

Virtual Tour: <http://youtu.be/RK9giCiwPR4>

**Directions**

OLD HWY #8  
**Inclusions:** Built in oven, stove top, dishwasher, fridge, washer, dryer, window treatments  
**Exclusions:** Valance in family room(rust colour)  
**Listing Brokerage:** RE/MAX GARDEN CITY REALTY INC, BROKERAGE- ST.CATH.

**Internet Comments**

THE HOME: The moment you drive UP to this Sprawling 3100 sq.ft ( 5000 sq.ft. Of finished space) executive Bungalow you will immediately love the coach lights leading you to your 3 car garage. Fits perfect for those new convertibles you have been talking about. Walk in and W-how. What -an- entrance. Center stair case, formal office on the main ( want to meet clients?) and a formal dining rm that is could be perfect for those intimate dinner parties. Head to the back and love the Chef's gourmet kitchen. Granite, timeless cabinets, and a gas stove overlooking the social country kitchen table. You could live in this kitchen alone. Yet, its all informal. the Living rm is dramatic.Vaulted ceilings with incredible windows and a solid oak built in library. Sweeping views everywhere. This is perfect for hosting your friends and family. 2 bedrooms with ensuites and laundry round out the main floor with the Master giving you the feeling that you must be on holidays. Its awesome and spectacular. Down: The basement is a walkout with 2 more bedrooms, a gym to keep you feeling good and a rec-room that could host your 30 closest friends for the BiG game or

**My Contact Information:** KARL VANDERKUIP, Salesperson  
[karl@callkarl.ca](mailto:karl@callkarl.ca) 905-641-1110  
[www.CallKarl.ca](http://www.CallKarl.ca)  
**My Office Information:** RE/MAX GARDEN CITY REALTY INC, BROKERAGE- ST.CATH.  
[frontdsk@remax-gc.com](mailto:frontdsk@remax-gc.com) 905-641-1110

