

234 WRIGHT Crescent Single Family/Freehold/Sale
Niagara-on-the-Lake, ON L0S 1J0

Price: **\$799,988**



MLS®#: **XN30058613** Status: **Active**
 Region: **Niagara** DOM: **77**
 Municipality: **1 - Niagara-on-the-Lake**
 Neighbourhood: **104 - Airport/Rural**
 Bldg Type/Style: **Detached/2 Storey**
 Age/Yr Built: **6-15 Years** Basement: **Yes**
 Legal Desc: **LOT 7,PLAN 30M364**
 Sq.Ft/Source: **3,300** Bedrooms: **5 (4/1)**
 Sq Ft Range: **3001 to 4000** Bathrooms: **3.1**
 Acres/Range: Lot Front: **60.00 Feet**
 Taxes/Year: **\$6,500/2015** Lot Depth: **120.00 Feet**
 Irregularities: Lot Shape:
 Heat: **/Forced Air**
 Water: **Municipal/** Sewer: **Sewer (Municipal)**
 Brokerage: **RE/MAX GARDEN CITY REALTY INC, BROKERAGE**
 Directions:

Property Details

Exterior: **Brick** Heat Source: Air Condition: **Central Air**
 Bsmt Size/Fn/Dev: **Full/Fully Finished** Heat Type: **Forced Air** Air Cond Type: **Yes**
 Foundation: Sewers: **Sewer (Municipal)** Fireplaces:
 Roof: / Water: **Municipal** Waterfront:
 Water Meter: **Yes** Wtr Sup Type: Pool: **None**
 Laundry Access: UFFI: **No** Retire Comm:
 #/Type of Garage: **2.0/** Total Parking Spaces:**4** Visitable:
 #/Driveway/Type: **2.0/Private Double Wide/** Assigned Spaces: **2** Addl Month Fees:
 Recreational Use: Elevator YN: **No** Soil Type: Freehold w/Com Elem Fee:

Remarks
This home: This 3300 sq.ft. gorgeous executive home has high end finishes from top to bottom. Main Floor is warm and inviting and it all starts in the kitchen. Love the granite countertops, the lively conversation in the open concept dining rm/living rm with a striking gas fireplace and love all the windows with those big sky views! Eat informally or head to the formal dining rm for intimate conversations .4 beds UP, 2 with ensuites and a spacious master. Head downstairs and love the finished basement! The Lot: Sunrise with a morning coffee or a bottle of Niagara's finest at Sunset with 50 of your closet friends and family.Backyard is awesome and has post card views of the prettiest golf course you have ever played on. Pergola is to host a couple over or relax to the sound of your family laughter. The Location: On the cusp of an award winning 27-hole golf course, a skip over to the wineries, restaurants, breweries, The Bruce Trail, Outlet Mall, farmers market and seconds to the hwy. And just around the corner is White Oaks Resort and Spa with its state of the art fitness facility. This friendly neighborhood has it all. Welcome Home!

Property Features

Features/Amenities:

Tax and Financial Information

Pin#: Taxes: **\$6,500/2015** Private Entrance:
 Legal Desc: **LOT 7,PLAN 30M364**
 Location: **Urban** Fronting On: **South** HST Applicable:

Rooms Information

Room	Level	Dimens	Imperial	Features	Room	Level	Dimens	Imperial	Features
Office	M	10' 6"	X 11' 5"		Dining Room	M	13' 0"	X 19' 6"	
Kitchen	M	15' 0"	X 9' 11"		Eat in Kitchen	M	16' 0"	X 10' 0"	
Living Room	M	18' 0"	X 12' 0"		Bathroom	M			2-Piece
Laundry Room	M	5' 0"	X 10' 0"		Master Bedroom	2	21' 0"	X 16' 2"	
Ensuite	2			4-Piece	Bedroom	2	18' 0"	X 10' 0"	
Bathroom	2			4-Piece	Bedroom	2	10' 0"	X 16' 0"	
Bedroom	2	11' 6"	X 12' 6"		Bathroom	2			4-Piece
Recreation Room	B	16' 3"	X 28' 6"		Bedroom	B	10' 0"	X 10' 0"	
Other	B	11' 0"	X 11' 0"						

Listing Information

Commence Date: **05/05/2016** Deposit: **10000** Buy Option: CDOM: **77**
 Sign: **Yes** Lockbox: **Yes** Credit Check: SPIS: **No/**
 References: Application Required: Employment Letter: Possession: **30D/TBD**

Prepared By: **KARL VANDERKUIP, Salesperson**
RE/MAX GARDEN CITY REALTY INC, BROKERAGE

Client Full One Page Report

Date Printed: **07/21/2016**