

# **\$949,900      -      1591      Concession      4      Road,** **Niagara-On-The-Lake (virgil)**

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MLS® #X12424378

**\$949,900**

4 Bedroom, 2.00 Bathroom,  
Single Family on 0.00 Acres

108 - Virgil, Niagara-On-The-Lake (virgil),  
Ontario

One-of-a-kind opportunity in the heart of Virgil! This versatile property is perfect for a growing family, multi-generational living, or anyone in need of a remarkable detached garage with endless possibilities. Situated on a wide lot, in a picturesque setting, the solid brick bungalow has been lovingly updated over the years. The main floor features a spacious living room with a large picture window, an adjacent dining room with scenic backyard views, a well-appointed kitchen with plenty of cabinetry and counter space, 2 bedrooms, and a modern 3-piece bath with walk-in glass shower. A separate rear entrance leads to the fully finished lower-level in-law suite, complete with a second kitchen, rec room, 2 additional bedrooms, 3-piece bathroom with laundry, and abundant storage. Car enthusiasts, hobbyists, or entrepreneurs will be blown away by the huge 35 x 27ft detached garage (built in 2016). This dream space offers in-floor radiant heating with epoxy coating, 3 overhead doors including a side bay door, roughed-in washroom, staircase to a loft with shelving and storage, and space to accommodate 4+ vehicles. Fully insulated and heated, the garage is served by a double driveway (concrete and asphalt) with parking for more than 20 vehicles. Numerous updates ensure peace of mind: 200-amp breaker panel, roof shingles (2019), porch roof and back deck



(2019 & 2021), windows and doors (2018), kitchen (2014), bathrooms (2019), flooring, trim, and doors (2021), furnace & AC (2019), hot water heater (2019, owned), and much more. All of this in a prime location, just minutes from Old Town Niagara-on-the-Lake's shops, fine dining, wineries, theatre, trails, and a quick drive to the QEW and Niagara Falls. Truly a must-see property! Don't miss out!  
(id:6289)

**Essential Information**

|           |               |
|-----------|---------------|
| Listing # | X12424378     |
| Price     | \$949,900     |
| Bedrooms  | 4             |
| Bathrooms | 2.00          |
| Acres     | 0.00          |
| Type      | Single Family |
| Sub-Type  | Freehold      |
| Style     | Bungalow      |

**Community Information**

|             |                              |
|-------------|------------------------------|
| Address     | 1591 Concession 4 Road       |
| Subdivision | 108 - Virgil                 |
| City        | Niagara-On-The-Lake (virgil) |
| Province    | Ontario                      |
| Postal Code | L0S1J0                       |

**Amenities**

|                |                            |
|----------------|----------------------------|
| Features       | Sump Pump                  |
| Parking Spaces | 27                         |
| Parking        | Detached Garage, No Garage |
| # of Garages   | 1                          |

**Interior**

|            |                                                                                |
|------------|--------------------------------------------------------------------------------|
| Appliances | Water Heater, Dishwasher, Dryer, Stove, Washer, Window Coverings, Refrigerator |
| Heating    | Natural gas Forced air                                                         |
| Cooling    | Central air conditioning                                                       |

|              |                   |
|--------------|-------------------|
| # of Stories | 1                 |
| Has Basement | Yes               |
| Basement     | Separate entrance |

### Exterior

|                 |                             |
|-----------------|-----------------------------|
| Exterior        | Brick Facing                |
| Lot Description | 125 x 150 FT under 1/2 acre |
| Foundation      | Block                       |

### Listing Details

|                |                              |
|----------------|------------------------------|
| Listing Office | BOLDT REALTY INC., BROKERAGE |
|----------------|------------------------------|



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