

\$998,000 - 267 Victoria Street, Niagara-On-The-Lake (town)

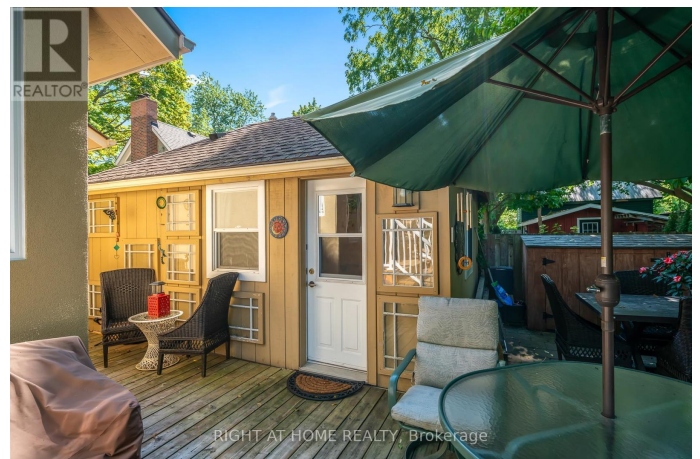
MLS® #X12444029

\$998,000

2 Bedroom, 3.00 Bathroom,
Single Family on 0.00 Acres

101 - Town, Niagara-On-The-Lake (town),
Ontario

Location, location, location!! Just 1.5 blocks from Downtown!! The Booksellers Cottage is an historical NOTL icon, circa 1939. The location and value cant be beat. Just a two-minute walk to downtown Queen Street takes you to cafes, restaurants, gelato bars and bakery shops, theatre, unique shops and everything NOTL has to offer. Despite the proximity to Downtown, this home is exceptionally quiet inside and no traffic can be heard inside. The main house, previously renovated, has also been substantially updated over the past 2 years with over \$150k in improvements and repairs. [Please see photo #3 with the long list of features and upgrades]. Entering the home, you are greeted by a large open living room with a high-end, built-in elegant brick fireplace. This is one of two built-in, brick fireplaces in the house, each operated with remote controls. The living room also features two walls of near-floor-to-ceiling bookshelves. The primary bedroom is located discreetly off the living room through a sheer-curtained English-paned door, with a Jack-n-Jill ensuite. The bedroom is large and can be renovated back to 2 bedrooms if so desired. The kitchen has very substantial storage, newer appliances, a dining area open to a comfortable seating area also with its own brick, built-in fireplace, and welcomes you to the new four-season sunroom. The large



double-door assembly and new windows provide an abundance of natural light with walk-out to rear garden. The sunroom also has a new 2-piece powder room behind a frosted pocket door. The back garden has a number of seating areas, flower gardens and locking, wood storage bins. The Garden Suite (second building) is the pièce de résistance a separate new four-season dwelling complete with full shower, on- demand hot water, combined ductless heat-A/C unit, and living/sleeping area. A rare find and perfect for family, friends and guests. The home is priced to sell!!! Book your appointment today to see this one-of-a-kind gem. (id:6289)

Essential Information

Listing #	X12444029
Price	\$998,000
Bedrooms	2
Bathrooms	3.00
Half Baths	1
Acres	0.00
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	267 Victoria Street
Subdivision	101 - Town
City	Niagara-On-The-Lake (town)
Province	Ontario
Postal Code	L0S1J0

Amenities

Amenities	Golf Nearby, Marina, Fireplace(s), Separate Heating Controls
Utilities	Cable, Electricity, Sewer
Features	Flat site, Guest Suite
Parking Spaces	2

Parking No Garage

Interior

Appliances Water Heater - Tankless, Water meter, Dishwasher, Dryer, Stove, Washer, Refrigerator

Heating Natural gas Forced air

Cooling Central air conditioning, Ventilation system, Air exchanger

Fireplace Yes

of Fireplaces 2

of Stories 1

Exterior

Exterior Stucco

Lot Description 44.7 x 107.3 FT|under 1/2 acre

Foundation Poured Concrete

Listing Details

Listing Office RIGHT AT HOME REALTY



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