

\$1,250,000 - 73 THE PROMENADE Street

Listing ID: 40329953

\$1,250,000

3 Bedrooms, 3 Bathrooms, 1925

Single Family

73 THE PROMENADE Street, Niagara-on-the-Lake, Ontario, L0S1J0

Welcome to 73 The Promenade in the historic town of Niagara-on-the-Lake. Located in a mature sought after family neighbourhood, walking distance to our beautiful historic park with dog path, tennis court, outdoor pool and soccer field. There are cycling paths that lead to the scenic Niagara River Parkway nearby. You can stroll down to our local famous Vintage Inns restaurant and world class winery. The welcoming foyer will lead you to the bedrooms and bathroom wing on the left and the main living areas are to the right. This unique floor plan provides a natural flow for all your entertaining. You will love the new wood floors, bathrooms and recently renovated kitchen. The main level offers a comfy family room with gas fireplace off of the open plan kitchen complete with quartz counters. The combined formal living room and dining room flows nicely with oversized windows with views into the rear garden. The main level office could also be used as a 3rd bedroom. The primary bedroom provides an oversized window and an ensuite 3 pce bath with soaker tub and skylight. The guest bathroom is spacious with a walk-in glassed shower and skylight. The lower level has been updated over time with a second

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kitchen complete with all appliances, electric fireplace in rec room, bedroom and 3 pce bath. There is an open concept office that leads into a large open room that lends itself as a workout area, a hobby room and or another bedroom area. This level would make a perfect inlaw quarters. There have been upgrades to some windows and heater in the garage. The rear garden is peaceful and private surrounded by mature trees. You will truly enjoy the warmth of this home that is wheelchair friendly. (id:23349)

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