



2 Lower Canada Drive  
NIAGARA-ON-THE-LAKE



## 2 Lower Canada Drive Niagara-on-the-Lake



Welcome to this gorgeous center hall Georgian style home. Approximately 2700 square feet above grade featuring spacious principal rooms, a main floor office and an incredible eat-in kitchen combined with family room. Four bedrooms are offered on the second floor, the master retreat with a luxurious five piece ensuite washroom and walk-in closet. The lower level has been recently finished offering a recreation room, an in-law suite, and abundant natural light.

The house is beautifully situated on a sizable corner 160 x 118 foot lot in sought after Garrison Village. This home was the model home when Garrison Village was first developed. It is a solid red brick home surrounded by stunning professional landscaping with mature evergreen trees and specimen plantings, plus an inground pool and year round hot tub for plenty of family fun. Experience all that Niagara-on-the-Lake and the Niagara Region has to offer from this convenient and idyllic location!









## MAIN FLOOR

### Foyer

- Walnut hardwood floor
- Front door with tempered sidelites
- Wainscoting
- Formal spiral staircase

### Living Room

- Walnut hardwood floor
- Crown moulding
- Wood burning fireplace with decorative mantle, brick surround and hearth
- Picture window overlooking front gardens

### Dining Room

- Walnut hardwood floor
- Crown moulding
- Wainscoting
- Attractive views over the rear garden and pool

### Kitchen

- Tile floor
- Three large picture windows overlooking the garden
- KitchenAid stainless steel fridge
- KitchenAid stainless steel double wall oven with warming drawer
- Miele stainless steel dishwasher
- Miele five burner gas cooktop
- KitchenAid wine fridge
- Granite counters
- Servery area
- Centre island with breakfast bar
- Double stainless steel sink
- Gooseneck faucet and spray
- Polished chrome fixtures and taps
- Walk-in pantry
- Large windows overlooking back patio and pool
- French doors walk out to back patio
- Open to family room
- Under cabinet lighting
- Recessed halogen lighting

### Family Room

- Walnut hardwood floor
- Gas fireplace with brick mantle, surround, and wall
- Decorative beamed ceiling
- Crown moulding
- Large sliding glass doors walk out to gardens
- Recessed halogen lighting

### Laundry Room

- Tile floor
- Pocket door
- Samsung front loading washer
- Samsung front loading dryer
- Built-in cupboards
- Laundry tub

### Powder Room

- Tile floor
- Vanity
- Polished chrome fixtures, taps and sconces

### Office

- Walnut hardwood floor
- Crown moulding
- Picture window overlooking front gardens

## SECOND FLOOR

### Bedroom

- Walnut hardwood floor
- Ceiling fan
- Large window overlooking Lower Canada Drive
- Wainscoting
- Double closet

### Five Piece Washroom

- Tile floor
- Double vanities
- Built-in wall mirror
- Large soaker tub
- Polished chrome fixtures and taps

### Bedroom

- Walnut hardwood floor
- Ceiling fan
- Wainscoting
- Large window overlooking the rear garden

### Bedroom

- Walnut hardwood floor
- Large window overlooking the rear garden
- Double closet

### Linen Closet

### Master Bedroom

- Walnut hardwood floor
- Wainscoting
- Large walk-in closet
- Large window overlooking Lower Canada Drive
- Recessed halogen lighting

### Five Piece Ensuite Washroom

- Tile floor
- Custom made double vanity
- Granite counters
- Polished chrome fixtures and taps
- Built-in wall mirror
- Large freestanding soaker tub
- Glass enclosed shower
- Pocket door

## LOWER LEVEL

### Sitting Room

- Broadloom
- Above grade windows
- Recessed halogen lighting

### Bedroom

- Broadloom
- Above grade window
- Recessed lighting

### Three Piece Washroom

- Tile floor
- Vanity
- Standing shower
- Built-in medicine cabinet
- Built-in mirror

### Recreation Room

- Laminate floor
- Above grade windows
- Built in display shelves
- Recessed halogen lighting

### Utility/Storage Room

## UPGRADES BY CURRENT OWNER

- Many pool components (Boldt Pools)
- Extensive professional landscaping including interlocking driveway
- Installed irrigation and landscape lighting
- Epoxy floor in three car garage and storage
- Finished lower level (new drywall, floor, broad loom, washroom, lighting, etc)
- Interior painting throughout (2022)

## ADDITIONAL INFORMATION

**Taxes:** \$7,284.10 (2022)

**Lot Size:** 159.77' x 118.56'

**Possession:** End of August/TBA

### Inclusions:

All kitchen appliances, washer, dryer, all electric light fixtures, all window coverings and blinds, all custom built-ins, all pool equipment cleaner, winter cover, all landscape lighting and irrigation systems, hot tub and secure cover, garage remotes, ceiling fans, and electric garden awning. Central vacuum and related equipment.

### Exclusions:

Televisions and components in the living room, lower level, and family room.

### Note:

Excellent home inspection available through LAs.

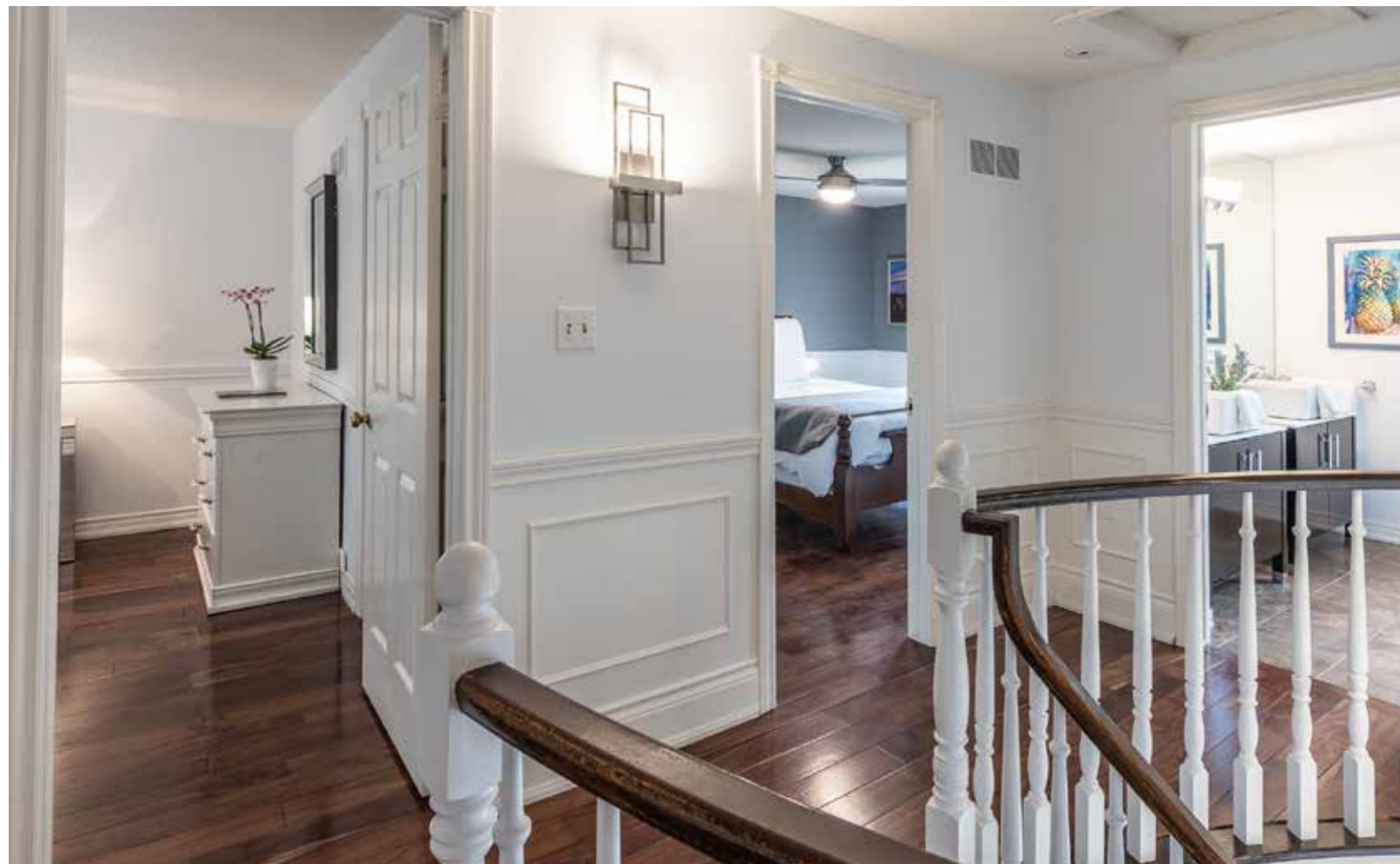
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