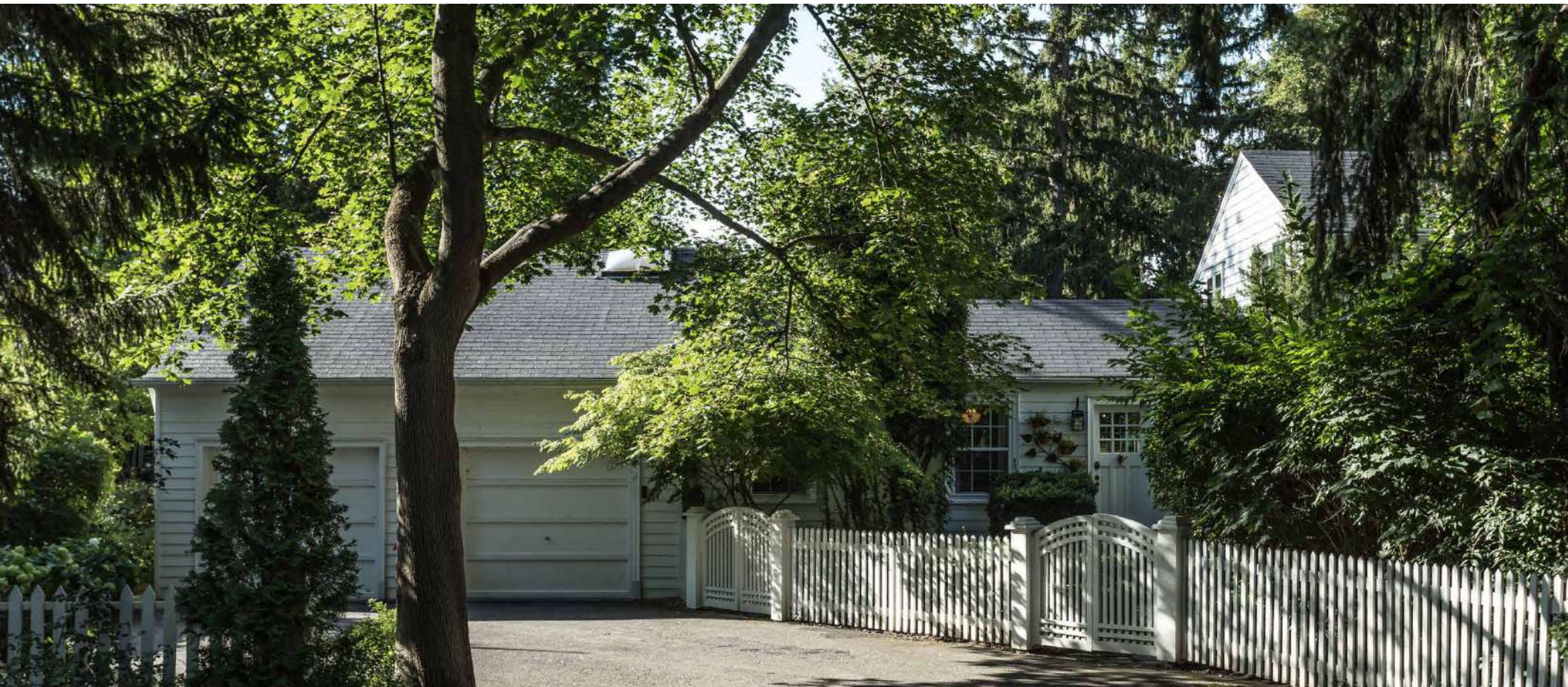




Welcome to 217 Butler Street, Niagara-on-the-Lake

Situated in one of Niagara-on-the-Lake's most admired settings, this remarkable property offers a rare combination of scale, character, privacy, and location. Set on nearly an acre at the prominent corner of Queen and Butler, the home captures beautiful outlooks across the golf course (the oldest golf course in Ontario, and one of the oldest in Canada) toward Lake Ontario, all within steps of the shops, restaurants, and charm of Queen Street. The classic white clapboard residence offers more than 5,500 square feet above grade and has been thoughtfully restored, renovated, and expanded to create a warm and inviting home with generous principal spaces. Gas and wood-burning fireplaces add character throughout, while multiple walkouts create an effortless connection to the gardens and outdoor living areas. The property also includes a separate annex, offering excellent flexibility for guests, family, or private work space, with a bedroom, living and dining area, kitchen, and den or second bedroom. The annex was originally converted from a two-car garage, and it could be converted back. Outdoors, the grounds feel like a private retreat. Mature trees, English-style gardens, flagstone patios, a koi pond with bubbler fountain, and a large inground pool create a series of beautiful spaces for relaxing, entertaining, and enjoying the sun throughout the day. A special offering in one of Niagara's most desirable locations, this property would be equally well suited as an elegant year-round residence or as a memorable getaway for gathering with family and friends. Enjoy all that the Niagara Region has to offer; the Shaw Festival, golf, biking, boating, wineries, and more!

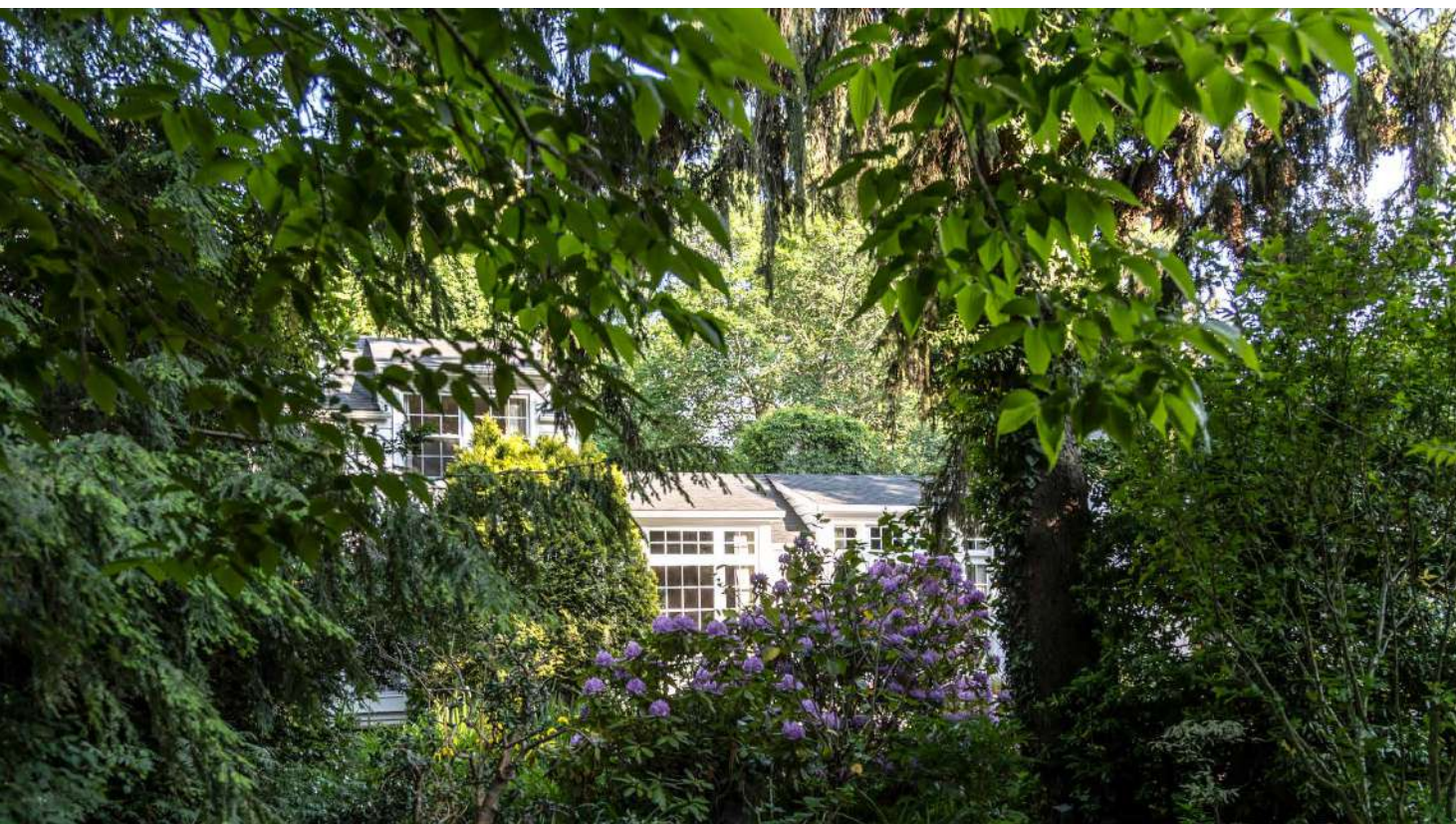














































main floor

Vestibule

- Wide plank oak hardwood floor
- Crown moulding
- Panelled ceiling
- Coat closet

Powder Room

- Hardwood floor
- Vanity with polished chrome fixtures and taps
- Polished chrome hardware
- Stained glass window

Front Hall

- Wide plank oak hardwood floor
- Panelled ceiling
- Crown moulding
- Open staircase
- Wet bar

Living Room

- Wide plank oak hardwood floor
- Crown moulding
- Gas log set fireplace with decorative mantel
- Built-in display cases
- Directional lighting
- Floor to ceiling windows
- Large bay window overlooking the gardens

Sunroom

- Parquet floor
- Double French door entry
- Cathedral ceilings
- Gas fireplace
- Multiple skylights
- Wall-to-wall windows with north, east, and west views of the lake and gardens
- Sliding doors walk out to the garden

Sitting Room

- Wide plank oak hardwood floor
- Panelled wall
- Built-in shelving
- Gas log set fireplace (as is) with decorative mantle and sidelite window
- Coffered ceiling
- Directional lighting
- Floor to ceiling windows
- Two sets of double French doors walk out to patio and gardens

Library

- Wide plank oak hardwood floor
- Crown moulding
- Concealed entertainment centre
- Directional lighting
- Wood burning fireplace with decorative mantle
- Concealed home office with computer/printer station

Dining Room

- Wide plank oak hardwood floor
- Directional lighting
- Floor to ceiling windows
- Double French doors walking out to the garden
- Swing door to kitchen

Breakfast Room

- Wide plank oak hardwood floor
- Combined with kitchen
- Servery with sink and concealed Miele dishwasher
- Double coat closet
- Floor to ceiling bay window
- Entrance
- Stairs to basement

Kitchen

- Wide plank oak hardwood floor
- Large centre island with built-in storage and breakfast bar
- Quartz countertops
- Wolf stainless steel six burner stove with grill and double oven
- Concealed Zephr range hood and exhaust fan
- Spigot
- Viking concealed double door refrigerator with water and ice maker
- Panasonic stainless steel microwave
- Recycling drawer
- Concealed Wolf warming drawer
- Double stainless steel sinks with matte chrome spray faucet
- Glass display cabinets
- Under cabinet lighting
- Pharmacy pendant lights
- Recessed halogen lighting
- Double French doors walk out to back patio and gardens
- Entry from garage

second floor

Primary Bedroom

- Hardwood floor
- Three double closets
- Large bay window overlooking the gardens and lake
- Two sets of French doors overlooking the garden, golf course, and lake
- Gas fireplace with custom mantle

Five Piece Ensuite Washroom

- Heated tile floor
- Vanity with built-in cupboards and drawers
- Polished chrome fixtures and taps
- Bidet
- Washlet toilet
- Built-in wall mirrors
- Large soaker tub with quartz surround, rain showerhead, and

glass enclosure

Upstairs Sitting Room

- Hardwood floor
- Angular panelled ceilings
- Large wall-to-wall windows
- Beautiful views over the garden, the golf course, and lake

Bedroom

- Hardwood floor
- Two double closets
- Beautiful views over the koi pond and garden

Four Piece Tandem Washroom

- Tile floor
- Glass enclosed shower
- Vanity
- Bidet
- Polished chrome fixtures and taps

Bedroom

- Hardwood floor
- Closet
- Large picture windows
- Vanity with quartz countertop
- Lovely treeline views over Butler Street

Bedroom

- Broadloom
- Walk-in closet
- Linen closet
- Large picture windows overlooking the garden, koi pond, and pool

Four Piece Ensuite Washroom

- Tile floor
- Pedestal sink
- Washlet toilet
- Cast iron soaker tub with rain showerhead
- Polished chrome fixtures and taps

the annex

main floor

Sitting Area

- Tile floor
- Entry from garage
- Entrance to side pathway

Bedroom/Den

- Tile floor
- Above grade window
- Closet

Three Piece Washroom/Pool Change Room

- Tile floor
- Glass enclosed shower
- Vanity
- Polished chrome fixtures and taps
- Built-in mirrored medicine cabinet
- Walk out to patio and pool

Utility/Garden Room

Stackable LG Washer/Dryer (front loading)

Kitchen

- Tile floor
- Frigidaire gas stove
- Exhaust fan
- Inglis refrigerator
- Cuisinart microwave
- Double stainless steel sink
- Large picture windows overlooking the gardens
- Walk out to patio

second floor

Bedroom

- Linoleum floor
- Double closet
- Closets in the kneewalls
- Angular ceilings

Four Piece Ensuite Washroom

- Tile floor
- Vanity
- Polished chrome fixtures and taps
- Skylight

additional information

Taxes: \$28,668.06 (2025)

Lot Size: 200' x 138' (.65 of an acre)

Possession: 90 Days / TBA

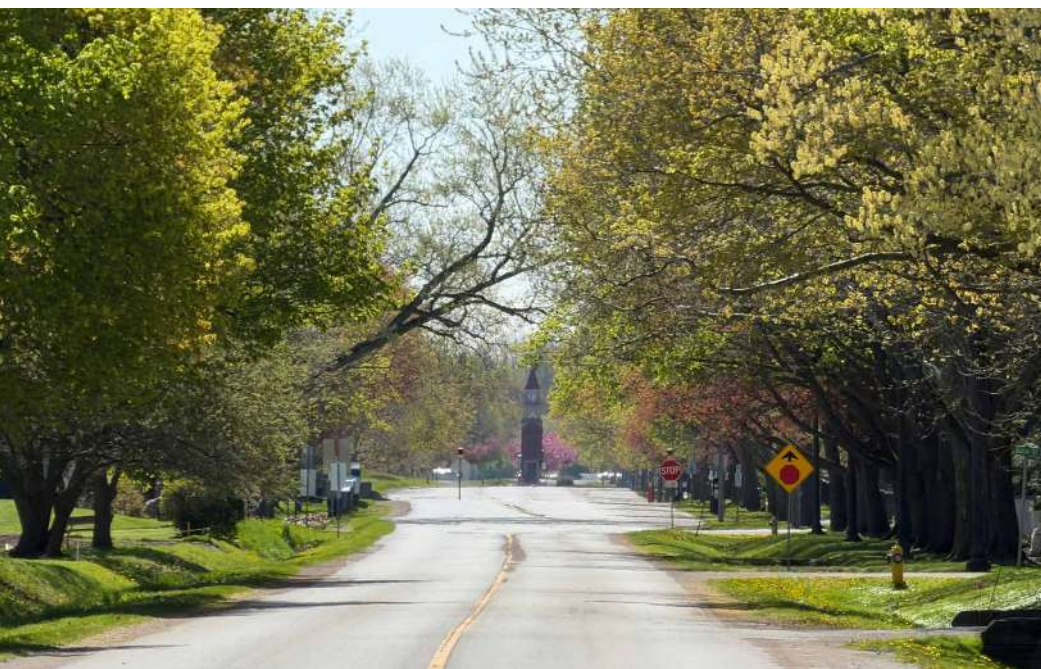
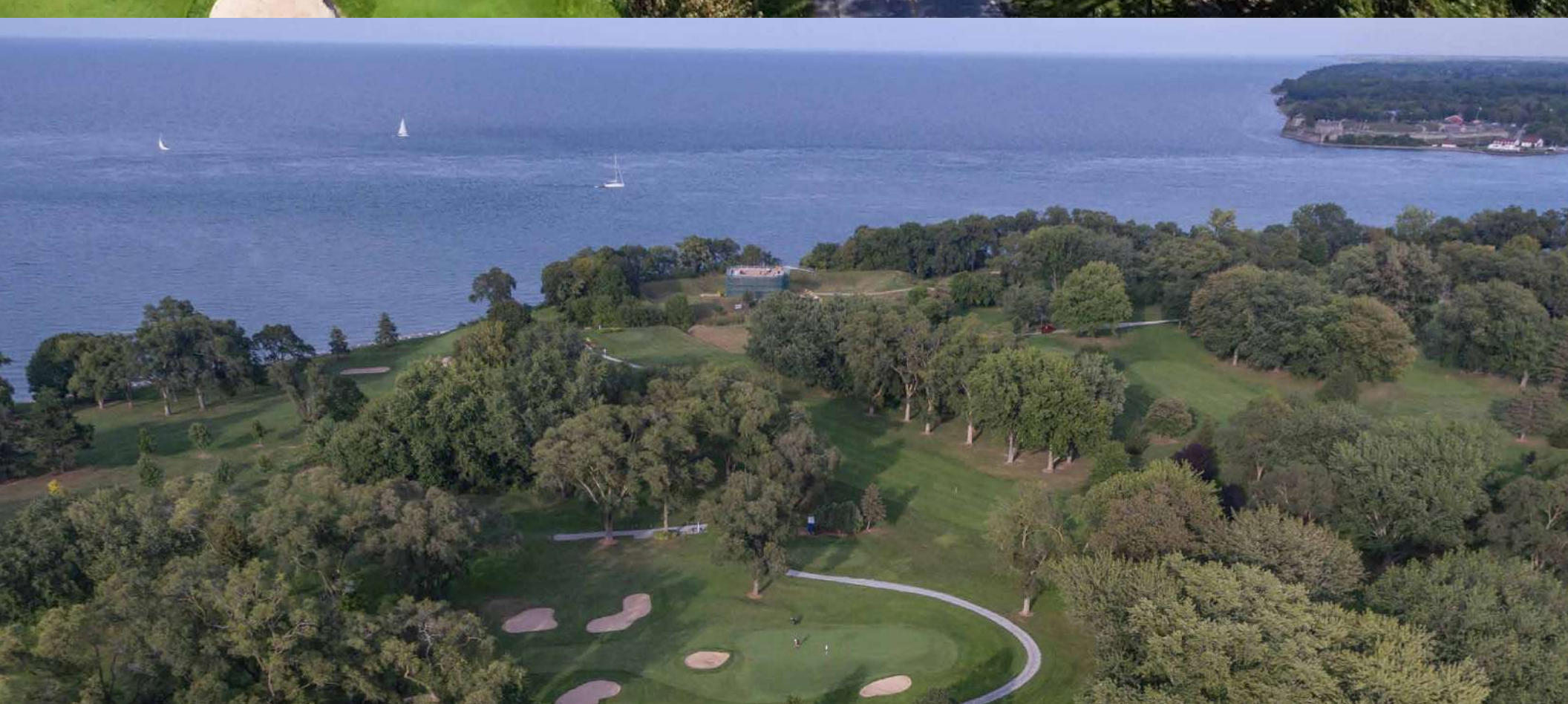
Inclusions:

All kitchen appliances (both kitchens), washer, dryer, all electric light fixtures (except excluded), all custom built-ins, ceiling fans, irrigation system, landscape lighting, fenced garden, pool and related equipment (heater 2023), koi pond and bubbler (fountain), water softener, two furnaces, two air conditioners, built-in speakers (kitchen, sitting room, and master bedroom), gas fireplace (master bedroom 2023), central vacuum and related equipment, fireplace remotes, ductless AC/heat pump (in upstairs sitting room).

Exclusions:

All chandeliers and sconces, all curtains.











LEEANNE WELD KOSTOPOULOS

Sales Representative

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HARRIET "SIS" BUNTING WELD

Sales Representative

Lifetime Gairdner Award Winner

