



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

This beautiful clapboard five bedroom home is quintessential Niagara! Situated in the heart of the town, however set in a tranquil setting on an estate lot of almost an acre. Stunning views overlooking the golf course and Lake Ontario. Incredible grounds, very private with perennial shrubs, flowers, and mature trees, large inground pool, and flagstone patios, creating wonderful vignettes to follow the sun. Separate two bedroom Annex area with kitchen (formerly a two car garage - could be converted back). Charming and spacious principal rooms, over 5500 square feet above grade, great for entertaining, with multiple fireplaces, both gas and wood. Transitional and tasteful restoration/renovation, including systems and mechanics (two heating and cooling systems). Irrigation system and landscape lighting. Steps to Queen Street shops and restaurants. This is a rare and special property that would make a wonderful fulltime residence or recreational property to invite family and friends to make lasting memories!















































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 with decorative mantle and sidelite windows
- 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
- Sunken room
- 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: \$35,128.17 (2023)

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

Possession: End of October/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 fireplaces (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.

Offered for sale at \$6,500,000.⁰⁰











LEEANNE WELD KOSTOPOULOS

Sales Representative

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c 416.566.8603 | o 416.489.2121
leanne@leanneweld.com | leanneweld.com

HARRIET "SIS" BUNTING WELD

Sales Representative

Gairdner Award Winner
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