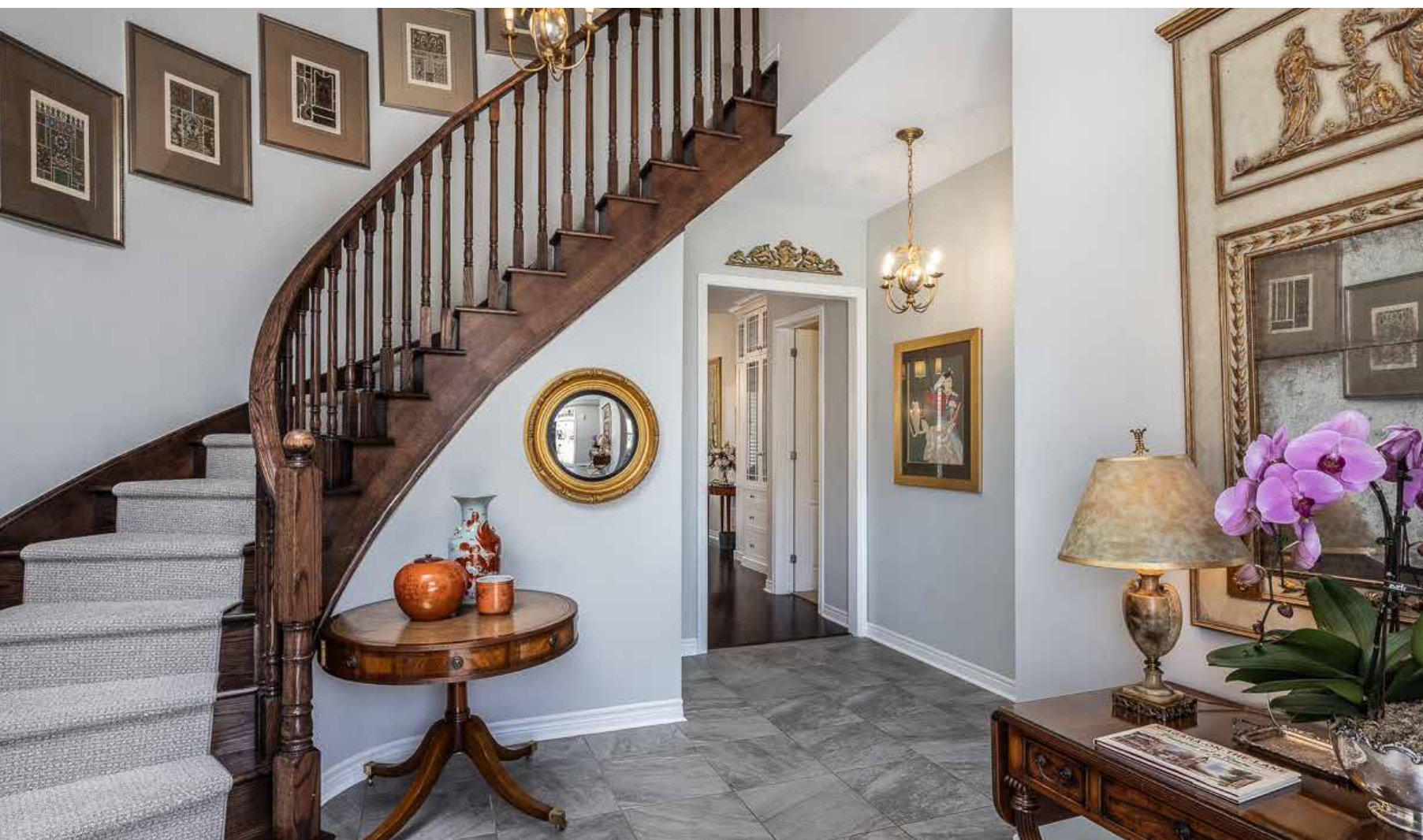


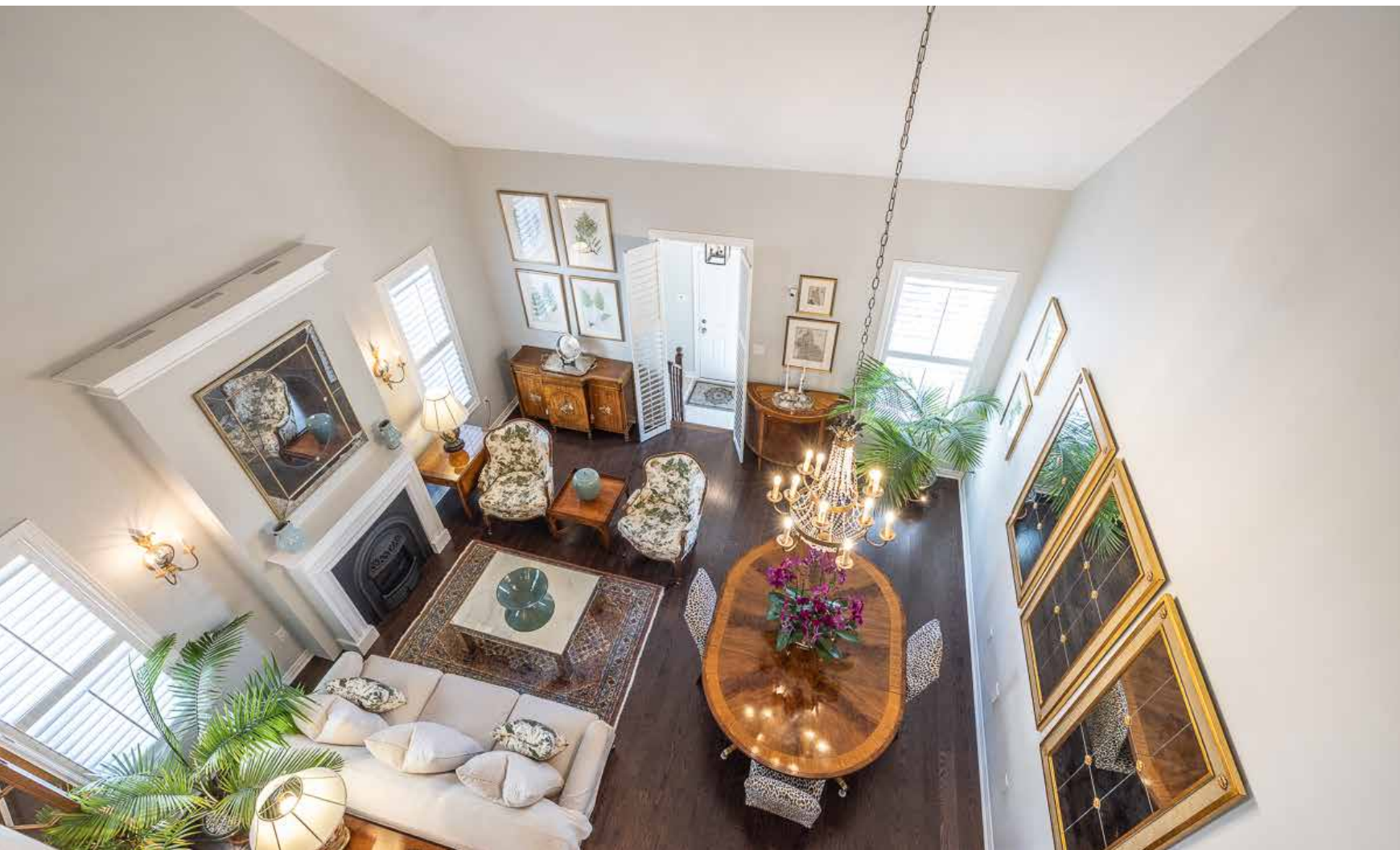


Welcome to 73 Brock Street

Welcome to the Village, a very charming community of period style houses. This home was built in 2017 with numerous upgrades by the current owners, and offers all the modern conveniences as well as terrific character. The welcoming foyer with a dramatic open spiral staircase leads into a quiet den, as well as an open concept kitchen/dining/living room with open and airy vaulted ceilings; the whole space is flooded with natural light. The elegant finishes include hardwood floors, gas fireplace, crown moulding, French doors, and custom designed built-ins and cabinetry. Towards the rear of the home, French doors lead down into the back entrance with laundry, as well as walkouts to the one car garage with an additional parking space, and the beautifully landscaped back/side gardens and patio. The primary bedroom is located on the main floor and has a spacious walk-in closet as well as a five piece spa-inspired ensuite washroom. Upstairs, there are two additional bedrooms as well as an open family room that overlooks the living and dining room. The finished lower level is extremely spacious with a kitchenette and dining area, as well as a recreation room and home office, plus ample storage and a second laundry. This lovely property is located just minutes away from the town of Niagara-on-the-Lake, with shops, restaurants, parks, and Lake Ontario. Walkable to the nearby plaza with Shoppers Drug Mart, LifeLabs, a future Foodland grocery store, medical center, banks, and more. Surrounded by wineries and golf courses, experience all that the Niagara Region offers in this quiet and idyllic neighbourhood.













MAIN FLOOR

- Foyer
- Tile floor
 - Front door with upper transom windows
 - Dramatic spiral staircase
 - Coat closet

- Powder Room
- Tile floor
 - Vanity with quartz countertop and integrated sink
 - Windows with California shutters

- Den
- Hardwood floor
 - Windows overlooking the front garden

- Primary Bedroom
- Broadloom
 - Large windows overlooking the back garden
 - Walk-in closet with custom built-ins

- Five Piece Ensuite Washroom
- Tile floor
 - Soaker tub with tile surround
 - Polished chrome fixtures and taps
 - Double vanity with granite countertops and integrated sinks
 - Built-in wall mirrors
 - Glass enclosed shower
 - Built-in linen closet
 - Wall sconces
 - Recessed halogen lighting

- Kitchen
- Hardwood floor
 - 10’ ceilings
 - Quartz countertops
 - Glass tile backsplash
 - Custom shaker style cabinetry
 - Center island with breakfast bar
 - Double stainless steel sink with gooseneck faucet
 - Vent-a-Hood stainless steel range hood

- Fisher & Paykel stainless steel four burner gas stove and oven
- Panasonic stainless steel microwave
- Fisher & Paykel stainless steel double door refrigerator with freezer drawer
- GE stainless steel dishwasher
- Concealed recycling/garbage drawer
- Pantry
- Pendant lighting over center island

- Living/Dining Room
- Hardwood floor
 - Open concept
 - Fireplace
 - Vaulted 20’ ceiling
 - Built-in cabinetry with glass display doors
 - Doors to mudroom

- Mudroom
- Tile floor
 - Entrance from garage
 - Entrance from back garden

- Laundry Closet
- Double doors
 - Whirlpool stackable washer and dryer
 - Built-in shelving

SECOND FLOOR

- Family Room
- Broadloom
 - Windows overlooking living room and dining room below
 - Closet with built-in shelves

- Bedroom
- Broadloom
 - Closet
 - Windows with pretty treetop views over Brock Street

- Five Piece Washroom
- Tile floor
 - Tub with shower

- Polished chrome fixtures and taps
- Double vanity with granite countertops and integrated sinks
- Built-in wall mirror
- Wall sconces

- Bedroom
- Broadloom
 - Closet
 - Large windows

LOWER LEVEL

- Kitchenette with Dining Area
- Hardwood floor
 - Quartz countertops
 - Quartz backsplash
 - Stainless steel farmer’s sink with gooseneck faucet
 - LG stainless steel refrigerator
 - LG stainless steel dishwasher
 - Panasonic microwave
 - Under cabinet lighting

- Laundry Closet
- GE stackable washer and dryer

- Utility/Storage Room
- Cement floor
 - Very spacious
 - Above grade window

Linen Cupboard

- Five Piece Washroom
- Marble tile floors
 - Soaker tub with rain showerhead, marble surround with built-in shelf
 - Built-in linen shelves
 - Custom linen cabinet
 - Double vanity with quartz countertops
 - Polished chrome fixtures and taps
 - Built-in wall mirror
 - Wall sconces
 - Recessed halogen lighting

- Recreation Room
- Broadloom
 - Double French doors
 - Above grade windows
 - Large walk-in closet with custom built-ins
 - Recessed halogen lighting

- Office
- Broadloom
 - Large above grade window
 - Recessed halogen lighting

ADDITIONAL INFORMATION

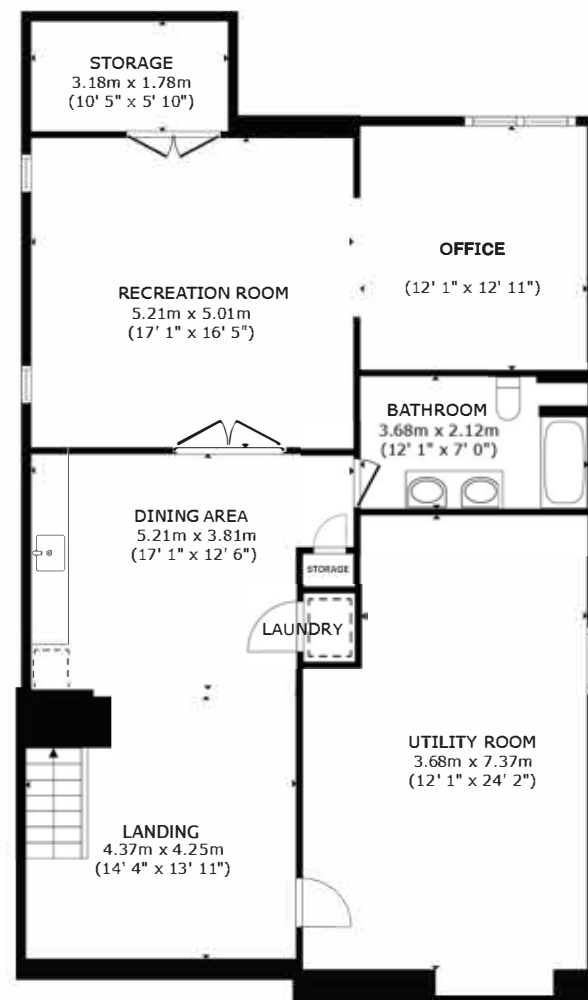
Taxes:	\$8,143.79 (2024)
Lot Size:	44.95' x 88.9'
Parking:	Laneway access to one car garage, with an additional parking space.
Possession:	60 Days / TBA
Association Fee:	\$85/month (for maintenance of laneway by Greenbelt Property Management)
Note:	Home Inspection from Inspector Homes available through LA

Inclusions: All kitchen appliances, all lower level kitchenette appliances, two stackable washers and dryers, all electric light fixtures (except excluded), all window coverings and rods (except excluded), all custom built-ins, central vacuum and related equipment.

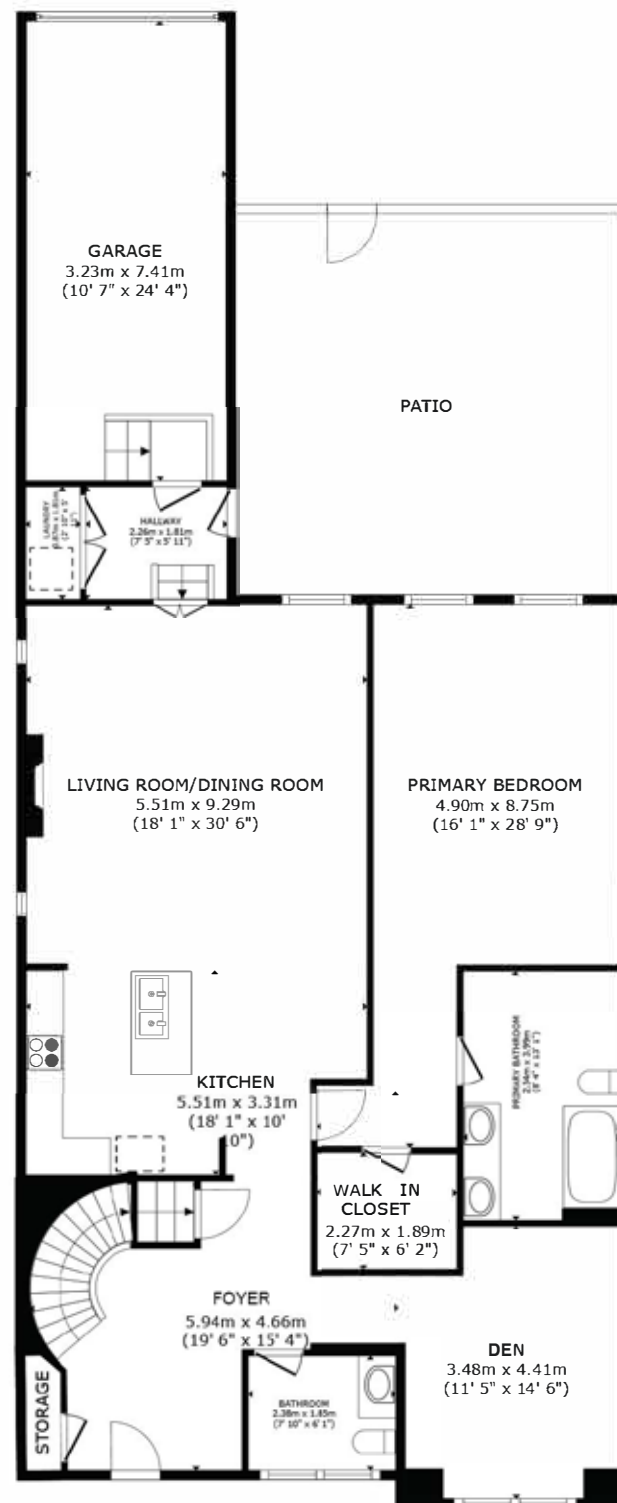
Exclusions: Dining room chandelier, microwave in kitchen, primary bedroom curtains, garden planters including wall-mounted garden planters, shelves in utility room, television in primary bedroom.

OFFERED
FOR SALE AT
\$1,550,000.⁰⁰

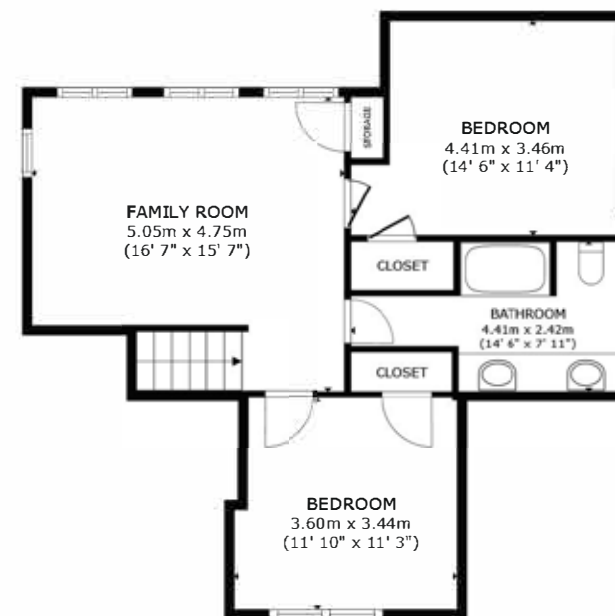




LOWER LEVEL



MAIN FLOOR



SECOND FLOOR

GROSS INTERNAL AREA
 LOWER LEVEL 129.0 m² (1,389 sq.ft.) MAIN FLOOR 141.3 m² (1,521 sq.ft.) SECOND FLOOR 60.6 m² (652 sq.ft.)
 EXCLUDED AREAS : GARAGE 23.9 m² (258 sq.ft.) PATIO 38.3 m² (412 sq.ft.)
 TOTAL : 330.9 m² (3,562 sq.ft.)

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



LEEANNE WELD KOSTOPOULOS

Sales Representative
Chairman Award Winner
#2 Dollar Volume, #4 Units Sold
 2024
Gairdner Award Winner
 2004-2024
Lifetime Chairman's Award Winner



JOHNSTON & DANIEL
COMMERCIAL REAL ESTATE GROUP

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 leeanne@leeanneweld.com | **leeanneweld.com**

HARRIET "SIS" BUNTING WELD

Sales Representative
Lifetime Gairdner Award Winner
President's Award
 2021

