



LW Leeanne
Weld

Welcome to 478 Johnson Street

Opportunity knocks! Welcome to this charming three bedroom bungalow in the best location of Old Town in Niagara-on-the-Lake. Situated on an exceptional 102.92'x161' south facing lot, walking distance to Ryerson Park and Lake Ontario. Surrounded by mature trees, this side of town is extremely quiet and peaceful. Enter in through the living room to the open concept kitchen/dining/family room with vaulted ceilings. The kitchen offers a center island, and the family room features a floor to ceiling brick wood burning fireplace. Walk out to the sundeck, garden, and detached two car garage/workshop. A separate entrance walks into the solarium with floor to ceiling windows, and spans the other side of the house. Two bedrooms are featured, as well as a four piece washroom. The lower level offers ample storage, a utility room, a spacious recreation room/office, and a laundry room. This house can be enjoyed as is, renovate or build new on this spacious and private lot. Explore the possibility of severing the lot and building two houses, both on 50' lots! Surrounded by the finest houses Niagara-on-the-Lake has to offer. Located just minutes away from the center of town with shops, restaurants, and the Shaw Festival, as well as golf and wineries.











MAIN FLOOR

LIVING ROOM

- Broadloom
- Coat closet
- Picture window overlooking front garden

KITCHEN

- Tile floor
- Angled ceiling
- GE refrigerator
- Amana stove
- Samsung microwave
- Maytag dishwasher
- Center island
- Double sink
- Chrome fixtures and taps
- Built-in desk

- Window
- Track lighting

DINING ROOM

- Broadloom
- Open concept
- Angled ceiling
- Walk out to sundeck

FAMILY ROOM

- Broadloom
- Open concept
- Angled ceiling
- Woodburning brick fireplace with floor to ceiling surround
- Floating wood shelf
- Picture window
- Walk out to sundeck

MUDROOM

- Broadloom
- Double closet

SOLARIUM

- Floor to ceiling wall to wall windows
- Overlooking back garden

BEDROOM

- Broadloom
- Large closet
- Picture window

BEDROOM

- Broadloom
- Large closet
- Picture window

BEDROOM

- Broadloom
- Large closet
- Picture window

FOUR PIECE WASHROOM

- Tile floor
- Vanity with chrome tap and wall mirror
- Soaker tub with marble bench and tile surround
- Detachable showerhead
- Medicine cabinet
- Window

LOWER LEVEL

UTILITY ROOM

FAMILY ROOM/OFFICE

- Broadloom
 - Above grade window
 - Recessed lighting
- ### STORAGE CLOSET

LAUNDRY

- Maytag top loading washer
- Maytag front loading dryer
- Laundry sink
- Built-in counter
- Floating shelves
- Above grade window

THREE PIECE WASHROOM

- Glass enclosed shower
- Vanity with chrome tap
- Medicine cabinet
- Wall sconces

ADDITIONAL INFORMATION

Taxes: \$8,806.77 (2025)

Lot Size: 102.92' x 161'

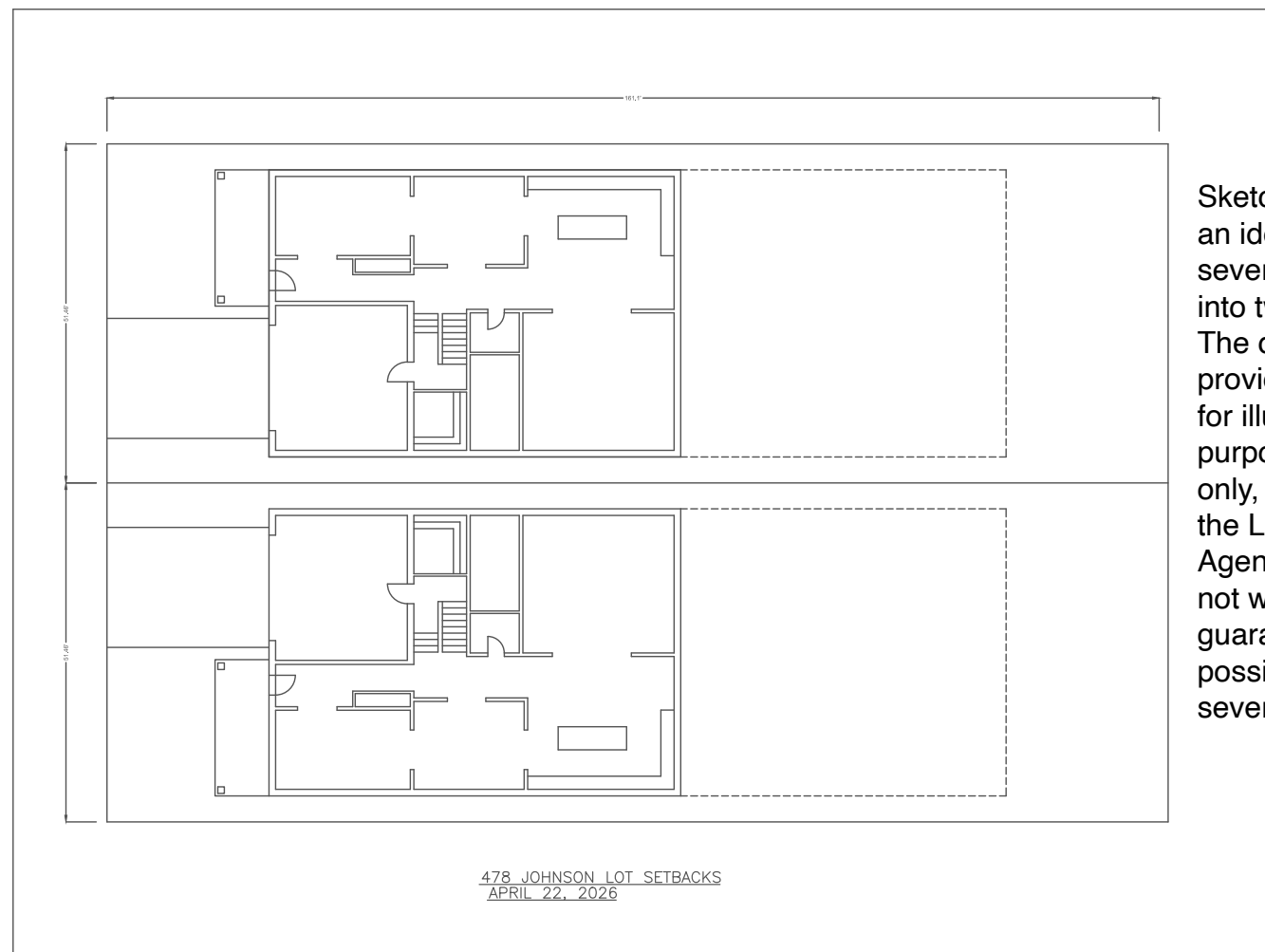
Parking: Detached garage with two car parking and a workshop, long private drive with ample parking

Possession: 60 Days/TBA

Inclusions: All kitchen appliances, fridge in basement, washer, dryer, all electric light fixtures, all window coverings, all custom built-ins.

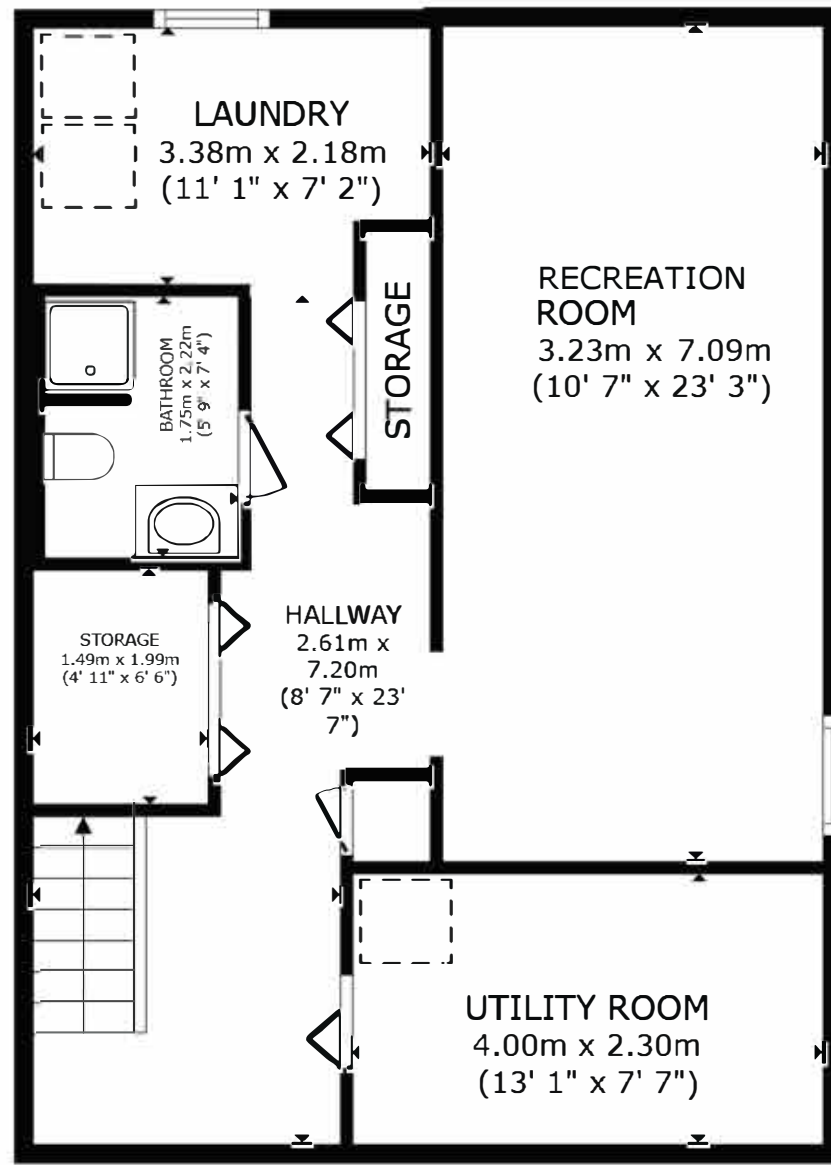




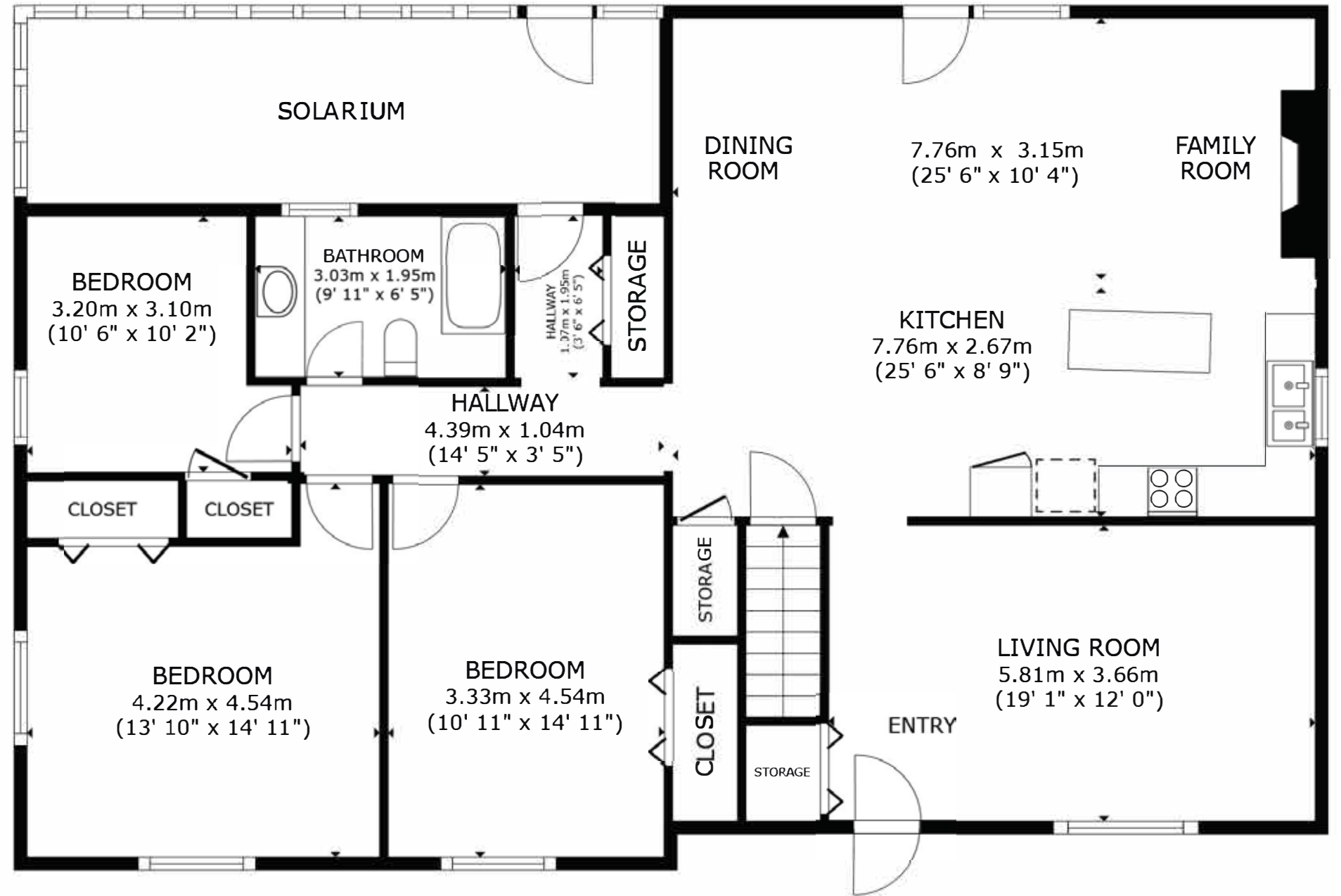


Sketch of an idea for severance into two lots. The drawing provided is for illustration purposes only, and the Listing Agent does not warrant or guarantee the possibility of severance.





LOWER LEVEL



MAIN FLOOR

GROSS INTERNAL AREA
 LOWER LEVEL 63.7 m² (685 sq.ft.) MAIN FLOOR 154.1 m² (1,659 sq.ft.)
 TOTAL : 217.8 m² (2,344 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

Gardner Award Winner
2004-2025

Lifetime Chairman's Award Winner



JOHNSTON & DANIEL

A Division of The Coldwell Banker Real Estate LLC

HARRIET "SIS" BUNTING WELD

Sales Representative

Lifetime Gardner Award Winner



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