



LW Leeanne
Weld

Welcome to 478 Johnson Street

Welcome to this charming three bedroom bungalow near Lake Ontario in the best location in the Old Town of Niagara-on-the-Lake. Situated on an exceptional 102.92'x161' south facing lot. 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. A separate entrance walks into the solarium with floor to ceiling windows, and spans the other side of the house. The three bedrooms are down the hallway, including the primary bedroom, 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 with sink and counter. Enjoy this house as is, renovate, build new, or explore the possibility of severing the lot and building new. Surrounded by the finest houses Niagara 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, this unique offering is a great opportunity!

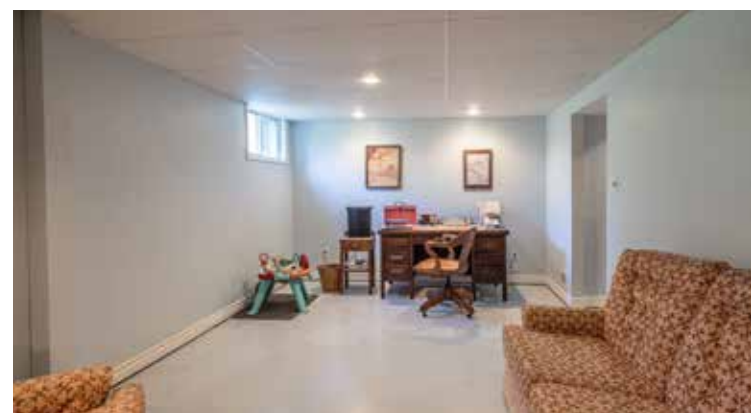














MAIN FLOOR

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)

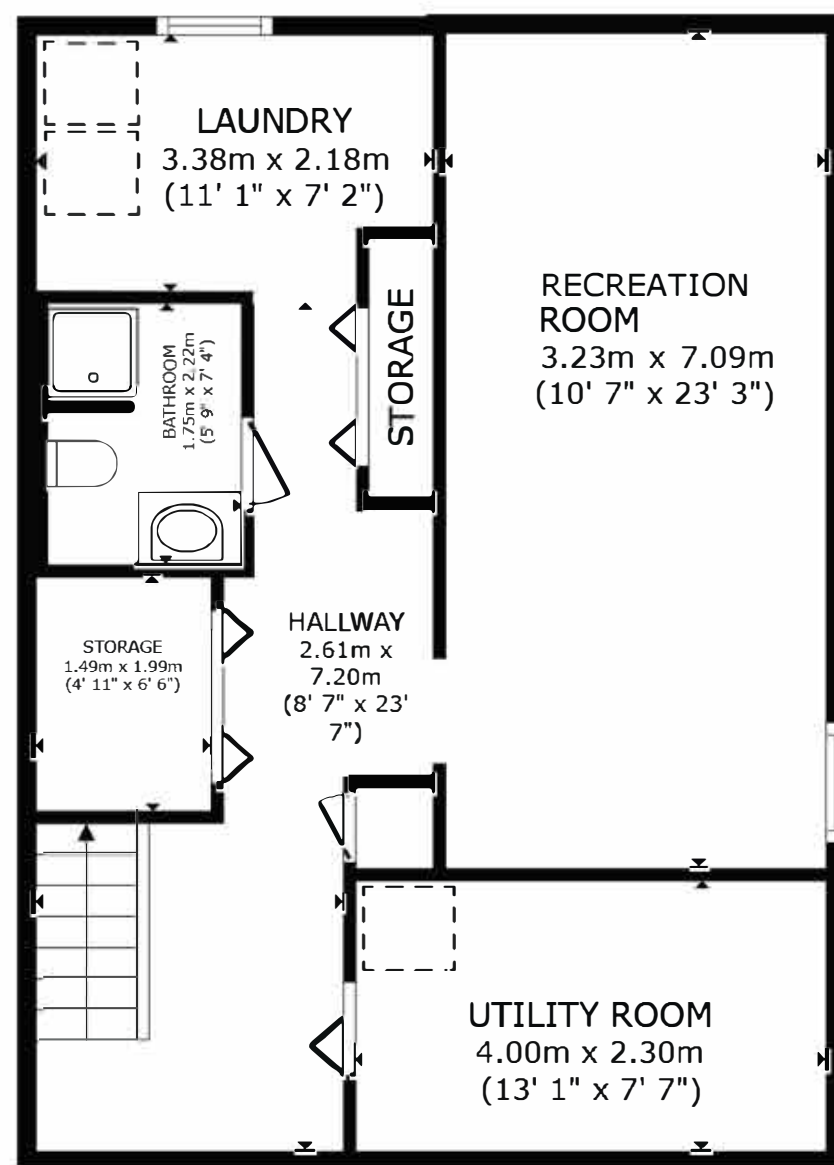
Lot Size: 102.92' x 161'

Possession: TBD

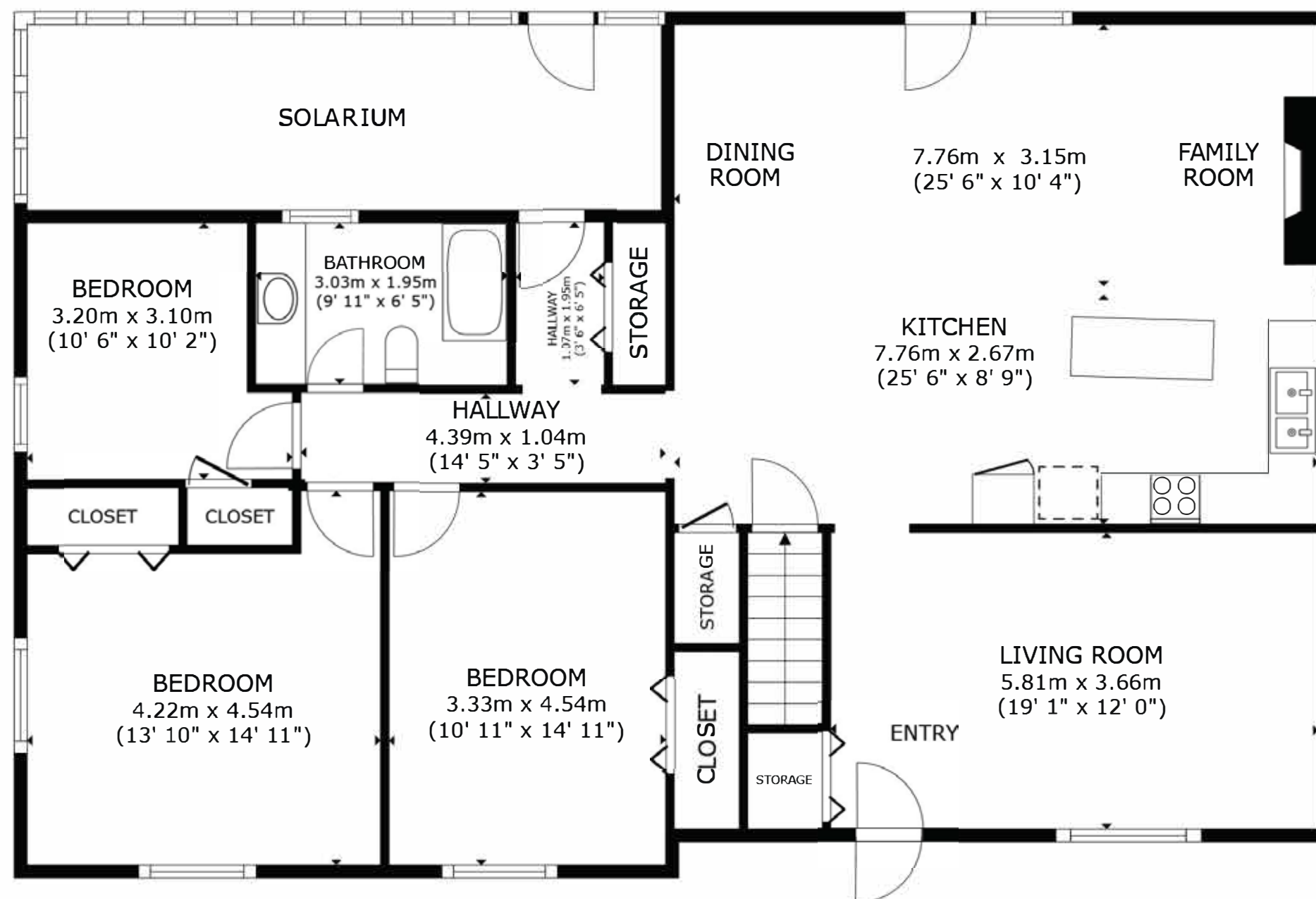
Inclusions: All kitchen appliances, fridge in basement, washer, dryer, all electric light fixtures, all window coverings, all custom built-ins.

OFFERED
FOR SALE AT
2,500,000.⁰⁰





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's Award Winner, #2 Dollar Volume
& #4 Units Sold**

2024

Gairdner Award Winner

2004-2024

Lifetime Chairman's Award Winner



JOHNSTON & DANIEL

A DIVISION OF WILCO, A FORT MCMURDO, ILLINOIS, COMPANY (FMC)

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HARRIET "SIS" BUNTING WELD

Sales Representative

**Lifetime Gairdner Award Winner
President's Award**

2021

