

[4872 NESBITT Street](#)  
 Beamsville, ON LOR 1B9

Single Family/Freehold/Sale

Price:

\$599,900



MLS® #: 30568958 Status: **Active**  
 Region: Niagara DOM: 1  
 Municipality: 9 - Lincoln  
 Neighbourhood: 981 - Lincoln-N. Beamsville  
 Bldg Type/Style: Detached/Bungalow  
 Age/Yr Built: 16-30 Years/2001 Basement: Yes  
 Legal Desc: LOT 18, PLAN 30M269, LINCOLN  
 Sq.Ft./Source: 1,590/Public Records Tot Bdrms: 3 (2+1)  
 Sq Ft Range: 1501 to 2000 Bathrooms: 3.0  
 Acres/Range: < 0.5 Lot Front: 65.17 Feet  
 Taxes/Year: \$4,150/2016 Lot Depth: 101.70 Feet  
 Irregularities: Lot Shape: Rectangular  
 Heat: Gas/Forced Air  
 Water: Municipal/ Sewer: Sewer (Municipal)  
 Brokerage: ROYAL LEPAGE NIAGARA R.E. CENTRE  
 Directions: Cherrywood

Next OH: **Public: Sun Apr 23, 2:00PM-4:00PM**

**Property Details**

Exterior:	Brick	Heat Source:	Gas	Air Condition:	Central Air
Bsmt Size/Fn/Dev:	Full/Fully Finished	Heat Type:	Forced Air	Air Cond Type:	Yes
Foundation:	Poured Concrete	Sewers:	Sewer (Municipal)	Fireplaces:	1 Natural Gas
Roof:	Fiberglass Shingle/2016	Water:	Municipal	Waterfront:	
Water Meter:	Yes	Wtr Sup Type:		Pool:	None
Laundry Access:		UFFI:	No	Retire Comm:	
#/Type of Garage:	2.0/Attached	Total Parking Spaces:	4	VisitAble:	
#/Driveway/Type:	2.0/Private Double Wide/Asphalt	Assigned Spaces:	2	Add Month Fees:	
Parking:	Asphalt	Soil Type:		Energy Cert Level:	
Recreational Use:		Elevator YN:	No	Freehold w/Com Elem Fee:	No

**Remarks**

Located in the eclectic town of Beamsville you'll find this beautifully updated and maintained 1590 sq ft brick bungalow with 3 bedrooms and 3 bathrooms. Formerly a Mountain view model home, the main floor features soaring vaulted ceilings, gleaming hardwood floors, and a chef's kitchen with stainless backsplash and appliances complete with an island. The master bedroom is fit for a King & Queen featuring a huge master bath and walk in closet. On the lower level you'll find parts of the bar from the historical Jordan Inn along with little nuggets of history from the well known hangout throughout this perfect family gathering and entertaining area. The attached garage is insulated and drywalled with 220 volt electrical. Come out to the open house and guess how many corks are in the column. Don't miss out on this amazing home. Go to [www.4872Nesbitt.com](http://www.4872Nesbitt.com) for more information on this great place!

**Property Features**

**Features/Amenities:**

Inclusions: Gas Stove, Fridge, Dishwasher, Fixed shelving behind bar, 3 bar chairs in basement  
 Exclusions: Washing machine, dryer, workbenches and tables in garage

**Tax and Financial Information**

Roll#:	2622020025702000000	Assessment:	\$367,250/2017	Survey:	No
Pin#:		Taxes:	\$4,150/2016	Private Entrance:	
Legal Desc:	LOT 18, PLAN 30M269, LINCOLN	Fronting On:	West	HST Applicable:	Included

**Rooms Information**

Room	Level	Dimens Imperial	Features	Room	Level	Dimens Imperial	Features
Kitchen	M	9' 11" X 11' 5"	Double sink, Tile	Dinette	M	10' 11" X 11' 9"	Sliding doors, Ti
Dining Room	M	14' 8" X 15' 11"	Hardwood floor	Living Room	M	11' 0" X 21' 1"	Fireplace, Hardv
Master Bedroom	M	14' 9" X 18' 11"	Ensuite Privilege,	Bedroom	M	11' 8" X 12' 4"	Hardwood floor
Bathroom	M		4-Piece	Bathroom	M		4-Piece
Laundry Room	M	5' 3" X 10' 4"		Bedroom	B	11' 9" X 12' 0"	
Great Room	B	25' 2" X 27' 8"	Finished, Wet Bar	Bathroom	B		4-Piece
Workshop	B	15' 9" X 20' 8"		Utility	B	12' 2" X 14' 5"	

**Listing Information**

Commence Date:	04/20/2017	Deposit:	3-5%	Buy Option:	CDOM:	1
Sign:	Yes	Lockbox:	Yes	Possession:	SPIS:	No/No

Prepared By: STEPHANIE SCHAEFFER,  
 Salesperson  
 ROYAL LEPAGE NIAGARA R.E. CENTRE

Client Full One Page Report

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