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5109
RIVER ROAD



OFFERED AT:
\$925,000

5109 River Road

Niagara Falls



SPECIFICATIONS

Price: **\$925,000**
Lot Size: 57.50 x 125.48 ("w" sloped)
Square Footage: 2,278
Taxes: \$5,359 (2018)
Possession: TBA

ROOM SIZES

MAIN LEVEL

Family Room: 22'11" x 18'4"
Dining Room: 18'0" x 14'4"
Kitchen: 26'4" x 10'2"
Laundry: 16'0" x 8'11"
Bath: 3 piece
2 piece

Other

2nd LEVEL
Master Bedroom: 17'5" x 14'11"
Bath: 5 piece
Bedroom: 15'5" x 11'1"
Bath: 3 piece

LOWER LEVEL

Bedroom: 12'11" x 12'0"
Home Theatre
Exercise Room
Storage Room



Features

This beautifully designed and maintained semi-detached home is quite possibly the best entertaining and living layout I have ever seen. Open plan with lots of light and air, yet so uniquely constructed that it also conveys intimacy, this space will feel equally comfortable for a couple or a large cocktail party. European in concept, with clean lines and quality finishes you will admire the functionality of the built in units, the crispness of the blonde floors and the graceful flow of the open space. Truly an architectural find next to a wonder of the world, this home is a unique and enviable space. With 3000 sq ft of finished space, including a basement with separate entrance, large windows, sauna and flexibility to offer a work at home situation. With 2+1 bedrooms, 3 bathrooms (2 bedrooms with en-suites), 2 balconies overlooking the Niagara River and Rainbow bridge plus a secluded patio this property makes an ideal seasonal or full-time home. Currently used as a high end Air B&B, it could continue to generate income. Located a short walk from the Rainbow Bridge, it combines proximity to attractions with views of the Niagara River, yet retains a peaceful mien.

Practical considerations include a totally move-in ready property that can come furnished; single car garage and concrete drive, long-lasting tile roof; updated kitchen, bathrooms and systems, generous room sizes and unsurpassed quality finishes and spectacular layout. Truly a one of a kind property and opportunity.



This information while believed to be correct, is not warranted or guaranteed and should not be relied upon without independent verification. Prospective purchasers, and their agents, should verify all information and conduct their own inspection and examination.