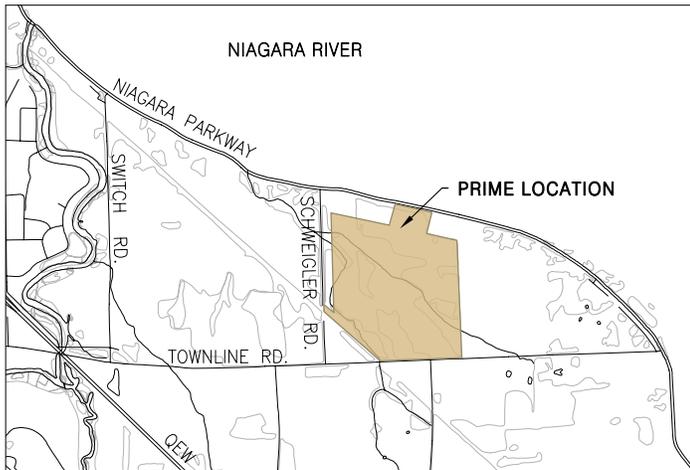


NIAGARA

ESTATE



PROPERTY SUMMARY

- Total Area – 140 Acres
- Niagara Parkway (water) Frontage – 586 ft
- Townline Road Frontage – 1,581 ft

BACKGROUND

Property was originally assemble for the construction of an 18 Hole Championship Golf Facility, which was unanimously supported by the local and regional governments. The proposed development did not proceed and the property has recently been undergoing a planning process to allow the estate home to be sold as a spectacular standalone residence.

CONTACT

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One of a kind!

PRIME LOCATION

This rare property is located in the heart of a Region that is an internationally renowned destination with endless opportunities. Thanks to Niagara's unique location, it is truly the gateway to North America, situated in the heart of Southern Ontario and bordering on the United States less than a one hour drive to Toronto, Buffalo or Western New York... essentially within one day's drive of 55% of all U.S. manufacturing activity and almost half of the population of North America. The property's close proximity to the Greater Toronto Area also provides great access to major highways and international airports.

This is a prime location that can take advantage of Niagara's world class accommodations and entertainment attractions, which includes everything from Niagara-on-the-Lake's quaint shopping and downtown district to the famous Wine Route that runs throughout the region and produces award-winning wines. Destination Golf, Eco, Adventure and Agri-tourism are also key areas of growth and opportunity.

140 ACRES OF MAJESTIC WATERFRONT PROPERTY

This is an incredible opportunity to own a large, exclusive and magnificent one of a kind waterfront Estate Mansion with 586 feet of frontage on the Niagara Boulevard [Parkway], 1,581 feet of frontage on Townline Road and situated on a 140 acre parcel of land. The home includes Twenty-four thousand [24,000] square feet of quality finishes including an indoor pool and many commercial grade structural components.

Currently being offered for sale at \$5.9 Mil USD, this one of a kind property boasts one of the most unique large scale natural setting that has ever been assemble along the sought-after majestic Niagara River . Located just minutes from the QEW highway, the property boasts a diverse and quite setting with meadows, mature forested areas and natural creeks and wetlands.