



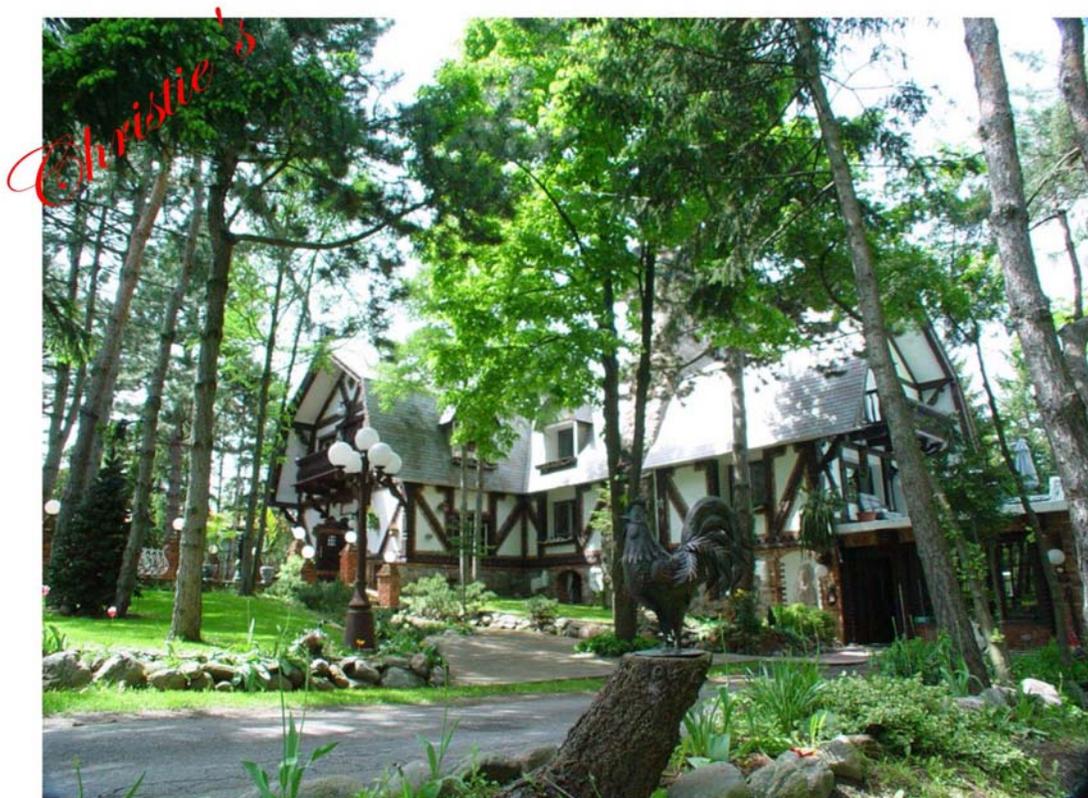
HARVEY KALLES
R E A L E S T A T E L I M I T E D

Niagaras Bavarian Phantasie

578 Warner Road, Niagara-on-the-Lake



In the Heart of Niagara's Wine County
Surrounded by Vineyards
Near **Chateau Des Charmes**
www.chateaudescharmes.com



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A CHRISTIE'S GREAT ESTATE Featured Property

- Literally Tons of Carved Black Walnut •
- Front Door alone is over 1 Ton - Carved with Lead & Brass Ornament Inserts •
- 5¼ Acres with Pond, Miniature Canals with Gates, Surrounded by Mature Trees •
- Gazebo, Private Balconies, Terraces, Private Garden Patios and Detached Garage •
- Slate and Ceramic Floors, Slate Roof, Exposed Whole Granite & Brick Walls, Imbedded Madonna Statue •
- 2½ Stories - 7,240 sq.ft. 3 Bedrooms, Library, Office with Atelier, Huge Reception Rooms and Foyer •
- 3 Floor-to-Ceiling Exposed Brick Fireplaces •



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GREAT ESTATES

Richard's Notes

■ The Region ■

For the "uninitiated" to Canada, Niagara-on-the-Lake (www.NiagaraontheLake.com; www.NOTL.com), is noted for its world-class wineries, boutiques, gourmet eateries, hotels and, of course, home of the international renowned Shaw Festival (www.ShawFest.com).

It has secured as a popular spot for Torontonians (1.5 hour drive) as well as the World because of its proximity to Niagara Falls and the U.S. Borders.

■ The Estate ■

Unique. A timeless design with a hint of seventies retro – on 5.25 acres with a large pond, Gazebo and a detached Garage. Definitely majestic and awe inspiring with tons of carved black walnut gracing the interiors. It is at once a very private cocoon and spatially expansive. Grand Foyer with soaring ceiling and a Great Room with two levels and a private "Die Herren Ecke" (the Gentleman's Corner). Suitable for entertaining or "home office" environments as well as "in-laws" dwelling with minor modifications.

■ Dimensions ■

Grand Entrance		
Exterior		<ul style="list-style-type: none"> ■ Gated ■ Two Entrances ■ Random Slate Terrace housing Stone & Slate Water Fountain containing Bronze Kneeling Woman with Mirror Statue ■ 1 Ton+ Solid Black Walnut Carved Single Door with brass fittings, inscriptions and imbedded lead, teak and oak ornaments. ■ Paired Winged Mythological Creature Lanterns ■ Exposed Beams on Plaster Walls with German Proverbial inscriptions ■ Imbedded Madonna Statue with Child Statue near Side Entrance to Dining Room, Sitting Room and Card Room ■ Sliding Doors to huge patio with Barbeque
Grand Hall Foyer	27' 7" x 20'	<ul style="list-style-type: none"> ■ 3 Chandeliers (2 x Tiffanies) ■ Paired interior Lanterns at Door ■ Random Slate Floors ■ 2 x Stained Glass Windows ■ 300 year old oak tree carved into spiral staircase with carved oak exterior railing and brass interior railing ■ Life size Bronze Stature Lamp crowning the top of the stairs ■ 16' base girth carved pillar on right corner ■ Carved Grinbach on the left corner looking towards the pillar ■ Brick and open face granite stone walls with two log caverns next to spiral staircase

Reception Hall	14' 1" x 42' 10"	<ul style="list-style-type: none"> ■ Sliding Doors to wrap around concrete terrace (16' 3" x 57' 6" & 50' 3" x 21' 5") ■ Open face brick corner floor-to-ceiling fireplace with log caverns. Cast iron mantel. ■ Brick and slate wall with Canopy (ideal for Bar) ■ Wall-to-wall carpet ■ Adjoining Sitting Room ■ Wall-to-wall carpet ■ 3 Picture Windows ■ 1 Round interior Window overlooking Grand Hall Foyer
Sitting Room	14' 5" x 12' 4"	
Enclosed Living Room (Two Levels)	20' 11" x 23' 2"	<ul style="list-style-type: none"> ■ Wall-to-wall carpet ■ Doored Access from Reception Hall ■ 2 Piece ■ Carved oak Cabinetry housing "Throne" and Basin ■ Carved oak Door with Glass Round Window ■ Wood Wainscoting ■ Floor-to-Ceiling Open Brick Fireplace with Cast Iron Stove and Bricked Log Cavern ■ "Antique" Feature Crystal Chandelier ■ Carved Black Walnut Bannister on Stairs to Second Level ■ "Die Frohliche Madchen" Mural over fireplace ■ L - Shaped ■ 2 Closets with Carved Black Walnut Double Door ■ Carved Black Walnut Open Beams and Pillars ■ Floor-to-Ceiling Brick Fireplace with "Der Frohliche Jungen" Mural over fireplace ■ Walk-out to Terrace adjoining the Reception Hall ■ Wall-to-Wall Carpet ■ Overlooking Sitting Room and "Die Herren Ecke" ■ Carved Bannisters ■ Walk-out to Balcony (18'8" x 4' 9") ■ 1 Bedroom with ensuite Sitting Room ■ Wall-to-wall carpet
Throne Room		
Die Herren Ecke (Gentleman's Corner)		
Sitting Room		
Second Floor Library/Office Nook		
Third Floor Atelier	20' 11" x 23' 2"	
Second Floor		
Master Bedroom	23' x 17'1"	<ul style="list-style-type: none"> ■ Wall-to-wall closet ■ Walk-out to Balcony (12'5" x 5'2")
Ensuite Bath Room		<ul style="list-style-type: none"> ■ Whirlpool Bath ■ Toilet ■ Shower
Bedroom No. 2	10' 6" x 11' 9"	<ul style="list-style-type: none"> ■ Window ■ Faux Hardwood Flooring
Landing (from Foyer)/Sitting Room	33' 10" x 28'	<ul style="list-style-type: none"> ■ Irregular ■ Sectional Flooring: slate, carpet and wide panel hardwood ■ Carved Oak Door to Balcony (12' x 4'8")
Lower Level		
Sitting Room		<ul style="list-style-type: none"> ■ Ceramic Floor ■ Walk-through from Front Gardens to Back Patio ■ Adjoining Card Room, Kitchen & Dining Room
Card Room		<ul style="list-style-type: none"> ■ Ceramic Floor ■ Carved Black Walnut Archway to Kitchen ■ Open Brick Archway to Laundry Room ■ Wood Paneled Ceiling ■ Carved Black Walnut Floor-to-Ceiling Cabinetry
Dining Room		<ul style="list-style-type: none"> ■ Ceramic Floor ■ Floor-to-Ceiling Brick Fireplace with Cast Iron Insert ■ Carved Black Walnut Archway to Kitchen

Kitchen		<ul style="list-style-type: none"> ■ Ceramic Floor ■ Carved Black walnut cabinetry including front of refrigerator and dishwasher ■ Carved Black Walnut Archway to Card & Dining Rooms ■ Stairs to Main Level ■ Wood Paneled Ceiling ■ Brass Chandeliers
Laundry Room		<ul style="list-style-type: none"> ■ Ceramic Floor

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CHRISTIE'S

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1786



● Appraised at \$1.5 million ●

Priced to sell at

CDN \$990,000.00 / ~ U.S. \$750,000.00

Richard K.C. Ling

Associate Broker Vice-President

B.A., Economics, U.C.L.A.

416.809.0909(Toronto)/888.232.2088(North America)

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