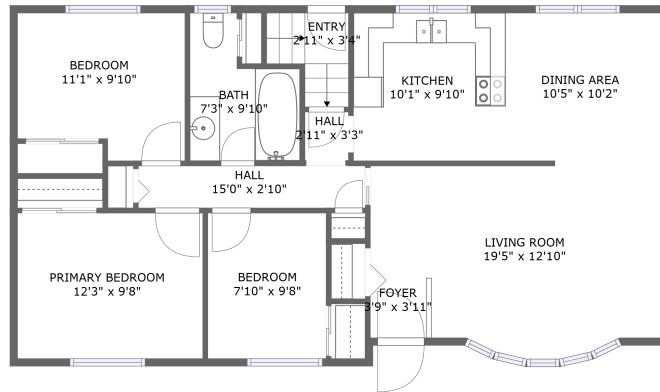
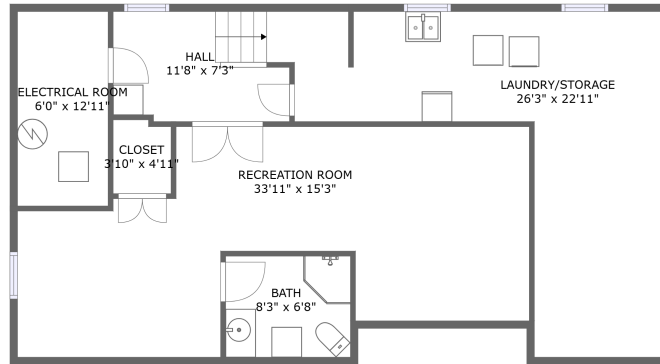


297 Lakeshore Road, Port Weller, Weller Park, St. Catharines, Regional Municipality of Niagara, Ontario,




MAIN FLOOR



BASEMENT

Property summary

 **0** Garages

 **3** Bedrooms

 **2** Bathrooms

 **0** Half baths

 **2** Floors

 **2,046** Gross living area sqft

 **2,046** Total sqft

297 Lakeshore Road, Port Weller, Weller Park, St. Catharines, Regional Municipality of Niagara, Ontario,



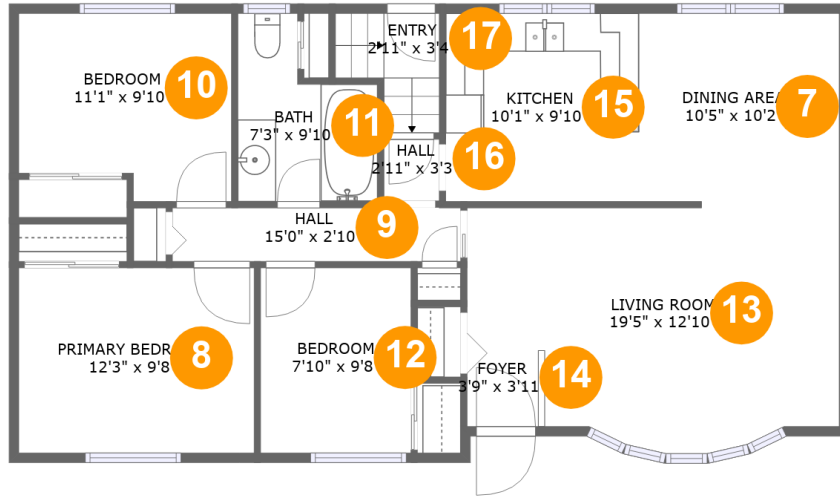
Room dimensions

Floor 1

Total sqft: 1018 Living area: 1018

#		Dimensions	sqft	Counted as living area
1	Electrical Room	6'0" x 12'11"	77 sq. ft	Yes
2	Bath	8'3" x 6'8"	55 sq. ft	Yes
3	LAUNDRY/STORAGE	26'3" x 22'11"	316 sq. ft	Yes
4	Closet	3'10" x 4'11"	18 sq. ft	Yes
5	Hall	11'8" x 7'3"	78 sq. ft	Yes
6	Recreation Room	33'11" x 15'3"	372 sq. ft	Yes

297 Lakeshore Road, Port Weller, Weller Park, St. Catharines, Regional Municipality of Niagara, Ontario,



Room dimensions

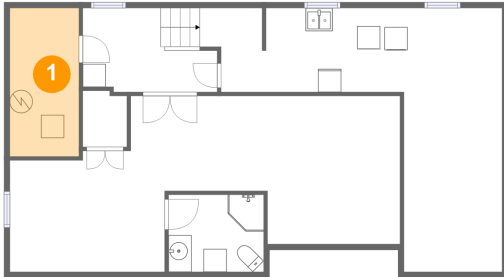
Floor 2

Total sqft: 1028 Living area: 1028

#		Dimensions	sqft	Counted as living area
7	Dining Area	10'5" x 10'2"	105 sq. ft	Yes
8	Primary Bedroom	12'3" x 9'8"	118 sq. ft	Yes
9	Hall	15'0" x 2'10"	42 sq. ft	Yes
10	Bedroom	11'1" x 9'10"	100 sq. ft	Yes
11	Bath	7'3" x 9'10"	56 sq. ft	Yes
12	Bedroom	7'10" x 9'8"	76 sq. ft	Yes
13	Living Room	19'5" x 12'10"	214 sq. ft	Yes
14	Foyer	3'9" x 3'11"	16 sq. ft	Yes
15	Kitchen	10'1" x 9'10"	98 sq. ft	Yes
16	Hall	2'11" x 3'3"	9 sq. ft	Yes
17	Entry	2'11" x 3'4"	26 sq. ft	Yes

297 Lakeshore Road, Port Weller, Weller Park, St. Catharines, Regional Municipality of Niagara, Ontario,

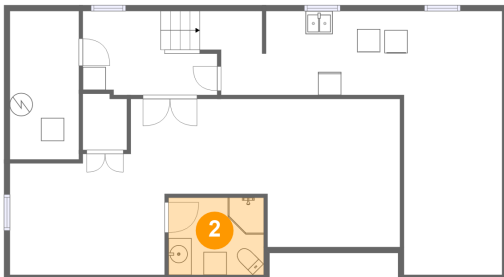
1 Floor 1 - Electrical Room



Dimensions: 6'0" x 12'11"
Area: 77 sq. ft
Counted as living area: Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: No
Addition: No
Conversion: No

2 Floor 1 - Bath



Dimensions: 8'3" x 6'8"
Area: 55 sq. ft
Counted as living area: Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: Yes
Addition: No
Conversion: No

**297 Lakeshore Road, Port Weller, Weller Park, St.
Catharines, Regional Municipality of Niagara, Ontario,**

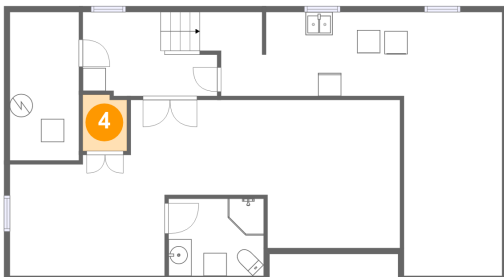
3 Floor 1 - LAUNDRY/STORAGE



Dimensions: 26'3" x 22'11"
Area: 316 sq. ft
Counted as living area: Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: No
Addition: No
Conversion: No

4 Floor 1 - Closet



Dimensions: 3'10" x 4'11"
Area: 18 sq. ft
Counted as living area: Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: No
Addition: No
Conversion: No

5 Floor 1 - Hall



Dimensions: 11'8" x 7'3"
Area: 78 sq. ft
Counted as living area: Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: No
Addition: No
Conversion: No

**297 Lakeshore Road, Port Weller, Weller Park, St.
Catharines, Regional Municipality of Niagara, Ontario,**

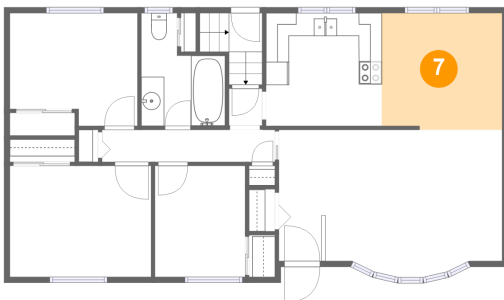
6 Floor 1 - Recreation Room



Dimensions: 33'11" x 15'3"
Area: 372 sq. ft
Counted as living area: Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: No
Addition: No
Conversion: No

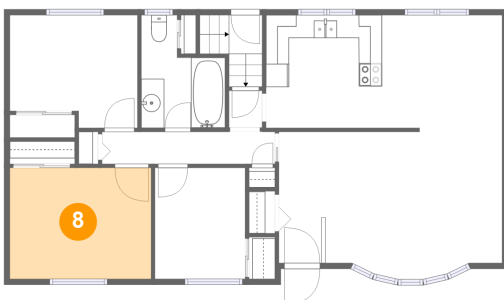
7 Floor 2 - Dining Area



Dimensions: 10'5" x 10'2"
Area: 105 sq. ft
Counted as living area: Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: No
Addition: No
Conversion: No

8 Floor 2 - Primary Bedroom

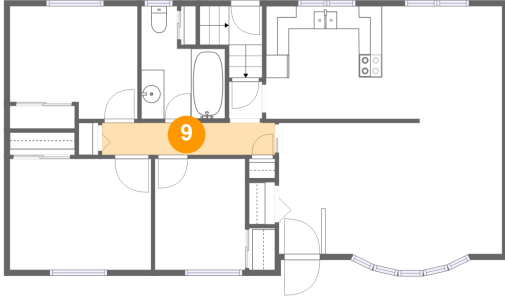


Dimensions: 12'3" x 9'8"
Area: 118 sq. ft
Counted as living area: Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: No
Addition: No
Conversion: No

**297 Lakeshore Road, Port Weller, Weller Park, St.
Catharines, Regional Municipality of Niagara, Ontario,**

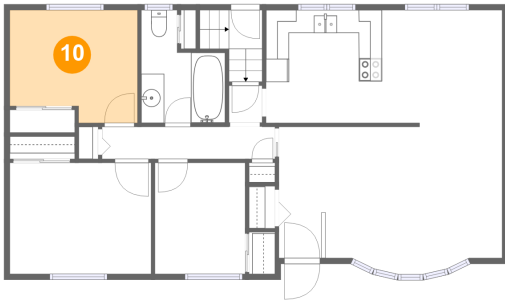
9 Floor 2 - Hall



Dimensions: 15'0" x 2'10"
Area: 42 sq. ft
Counted as living area: Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: No
Addition: No
Conversion: No

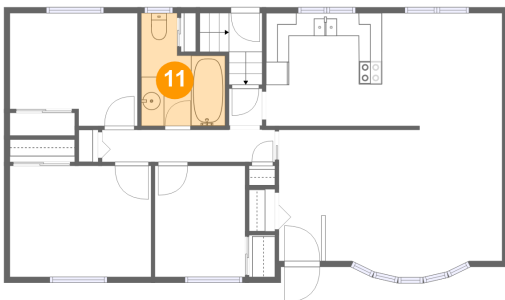
10 Floor 2 - Bedroom



Dimensions: 11'1" x 9'10"
Area: 100 sq. ft
Counted as living area: Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: No
Addition: No
Conversion: No

11 Floor 2 - Bath

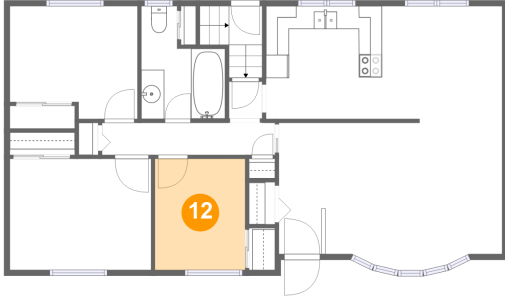


Dimensions: 7'3" x 9'10"
Area: 56 sq. ft
Counted as living area: Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: Yes
Addition: No
Conversion: No

**297 Lakeshore Road, Port Weller, Weller Park, St.
Catharines, Regional Municipality of Niagara, Ontario,**

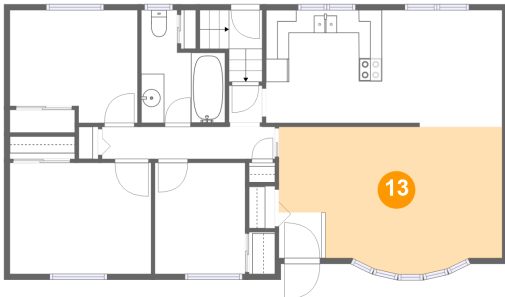
12 Floor 2 - Bedroom



Dimensions: 7'10" x 9'8"
Area: 76 sq. ft
Counted as living area: Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: No
Addition: No
Conversion: No

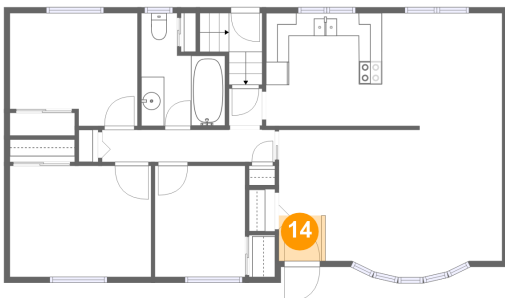
13 Floor 2 - Living Room



Dimensions: 19'5" x 12'10"
Area: 214 sq. ft
Counted as living area: Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: No
Addition: No
Conversion: No

14 Floor 2 - Foyer

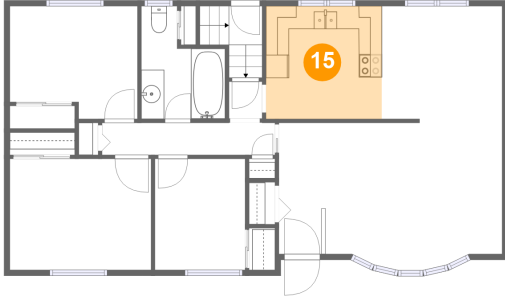


Dimensions: 3'9" x 3'11"
Area: 16 sq. ft
Counted as living area: Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: No
Addition: No
Conversion: No

**297 Lakeshore Road, Port Weller, Weller Park, St.
Catharines, Regional Municipality of Niagara, Ontario,**

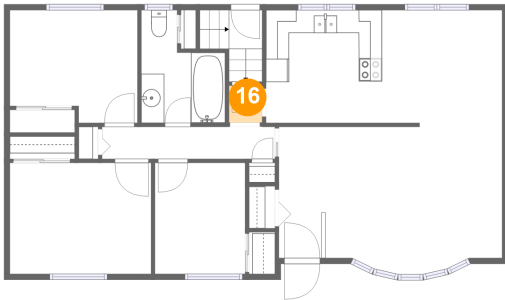
15 Floor 2 - Kitchen



Dimensions: 10'1" x 9'10"
Area: 98 sq. ft
Counted as living area: Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: No
Addition: No
Conversion: No

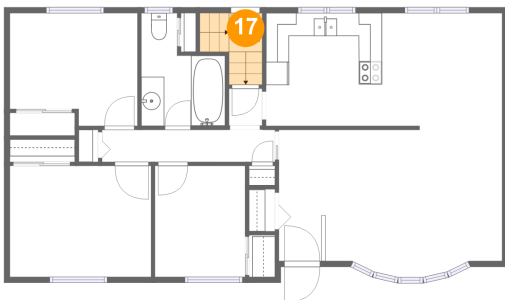
16 Floor 2 - Hall



Dimensions: 2'11" x 3'3"
Area: 9 sq. ft
Counted as living area: Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: No
Addition: No
Conversion: No

17 Floor 2 - Entry



Dimensions: 2'11" x 3'4"
Area: 26 sq. ft
Counted as living area: Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: No
Addition: No
Conversion: No