



GMT

3549 King Street
Vineland, Niagara

Welcome to 3549 King Street, Niagara

Welcome to this fabulous four bedroom executive home, offering all the bells and whistles, and ready to move right in! The family friendly neighbourhood makes this home perfect for young families, but its location create the ideal investment home for short term rentals!

Lovely and bright, open concept layout offers seamless flow throughout the home. Enjoy morning coffee on the covered deck with elevated views over the landscaped property. The lower level is completely finished and has a walk-out at grade level to the private fully fenced yard with pool!

THE GOODALE MILLER TEAM

Listing Agents: Brad Miller, Kieran McCourt, Kathy Jopson & Sarah VanRosan



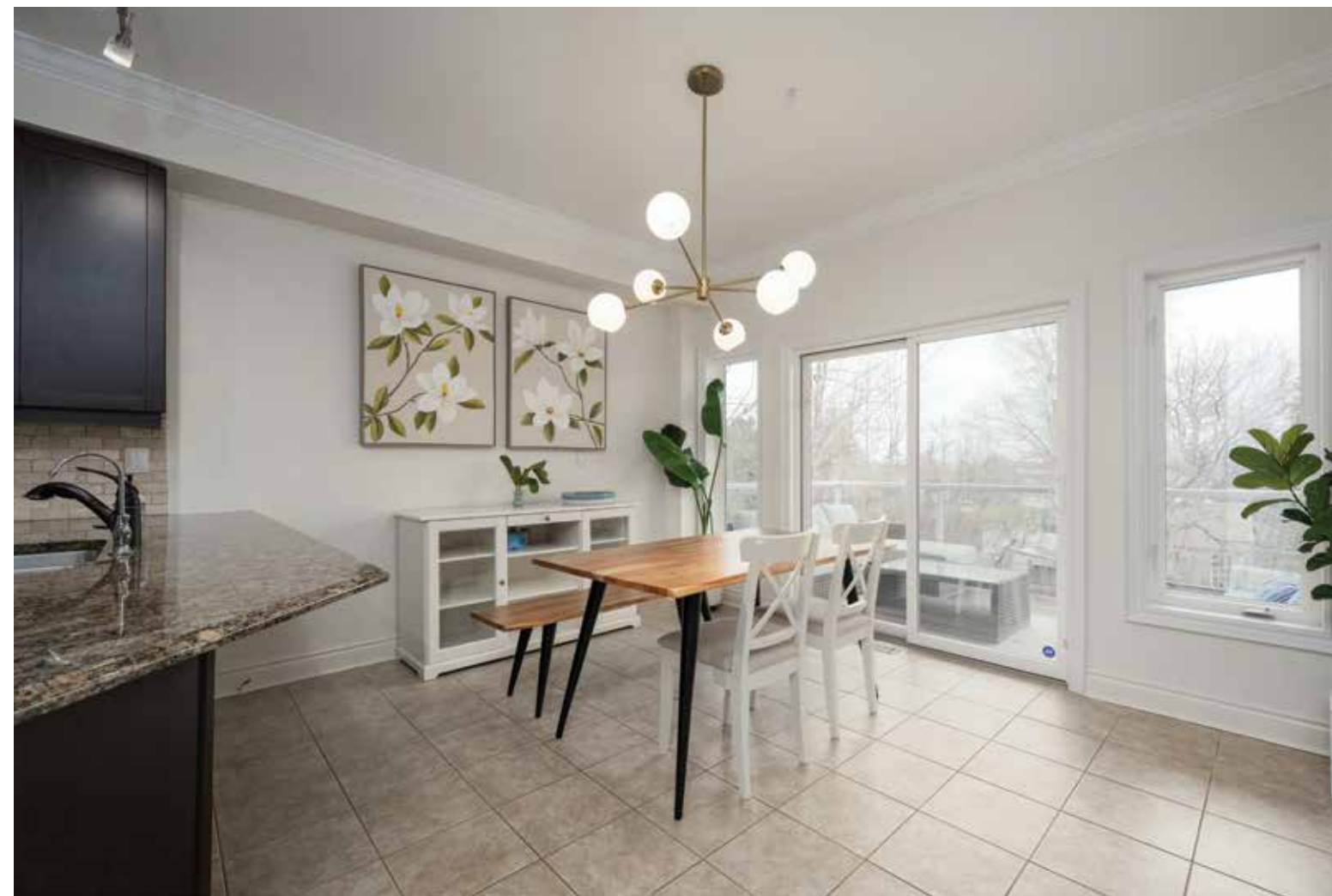
Property Highlights

BEDS	4
BATHS	2.1
LOT SIZE	60.29' x 136.01' x 60.14' x 131.74'
ABOVE GRADE	2,414 sq ft
TOTAL SQ FT	3,746 sq ft
TAXES	\$9,050 / 2025

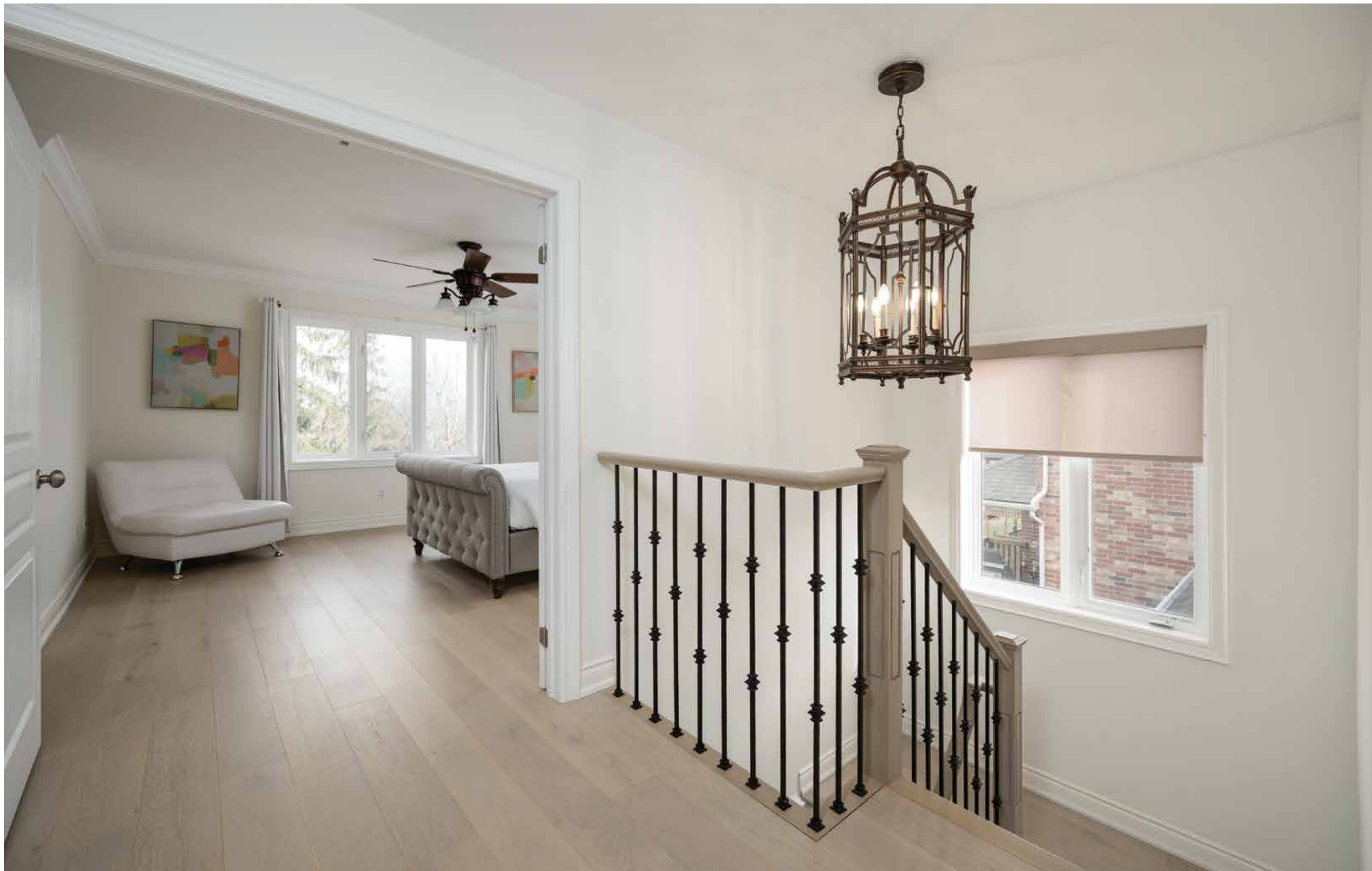










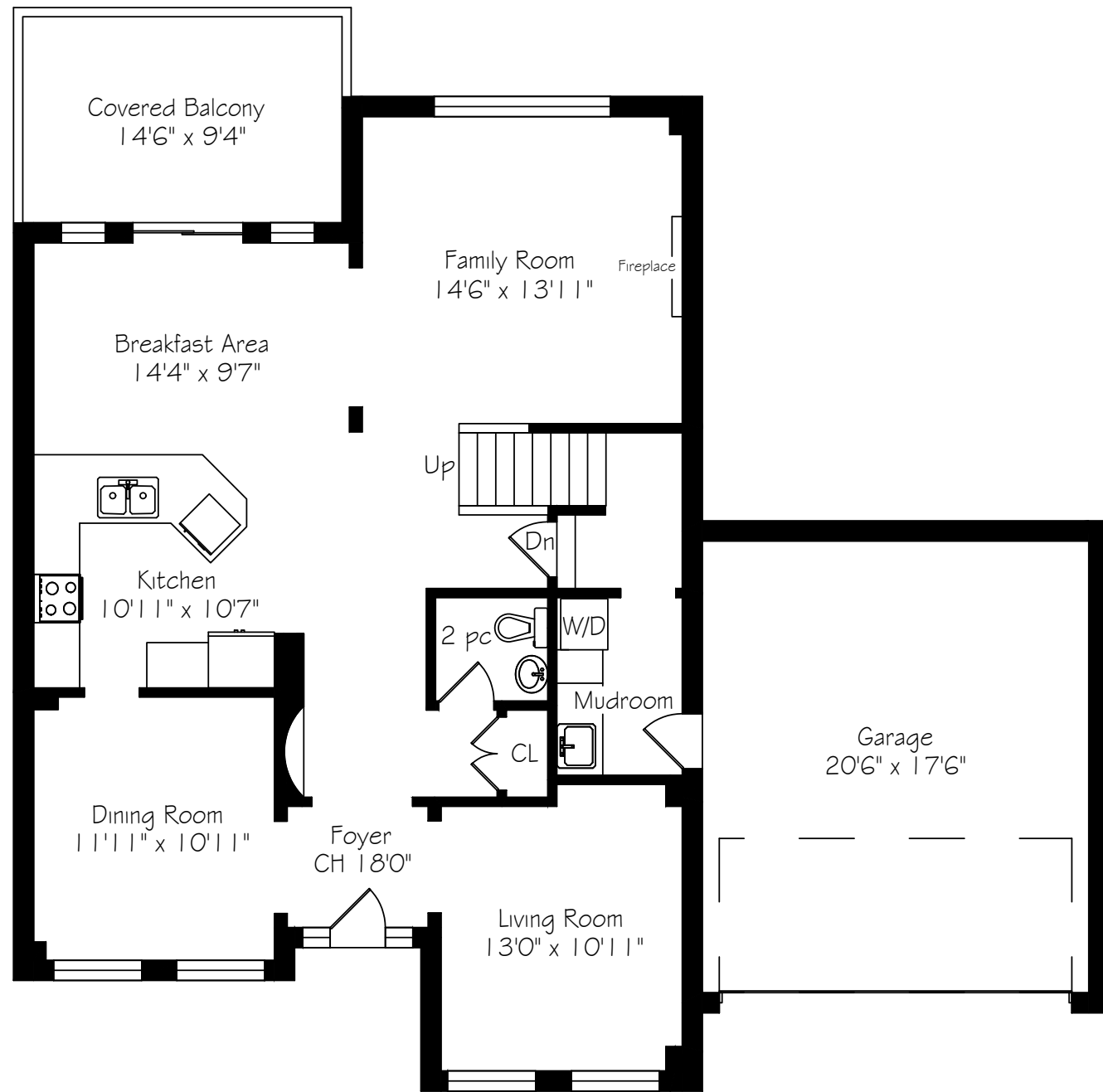








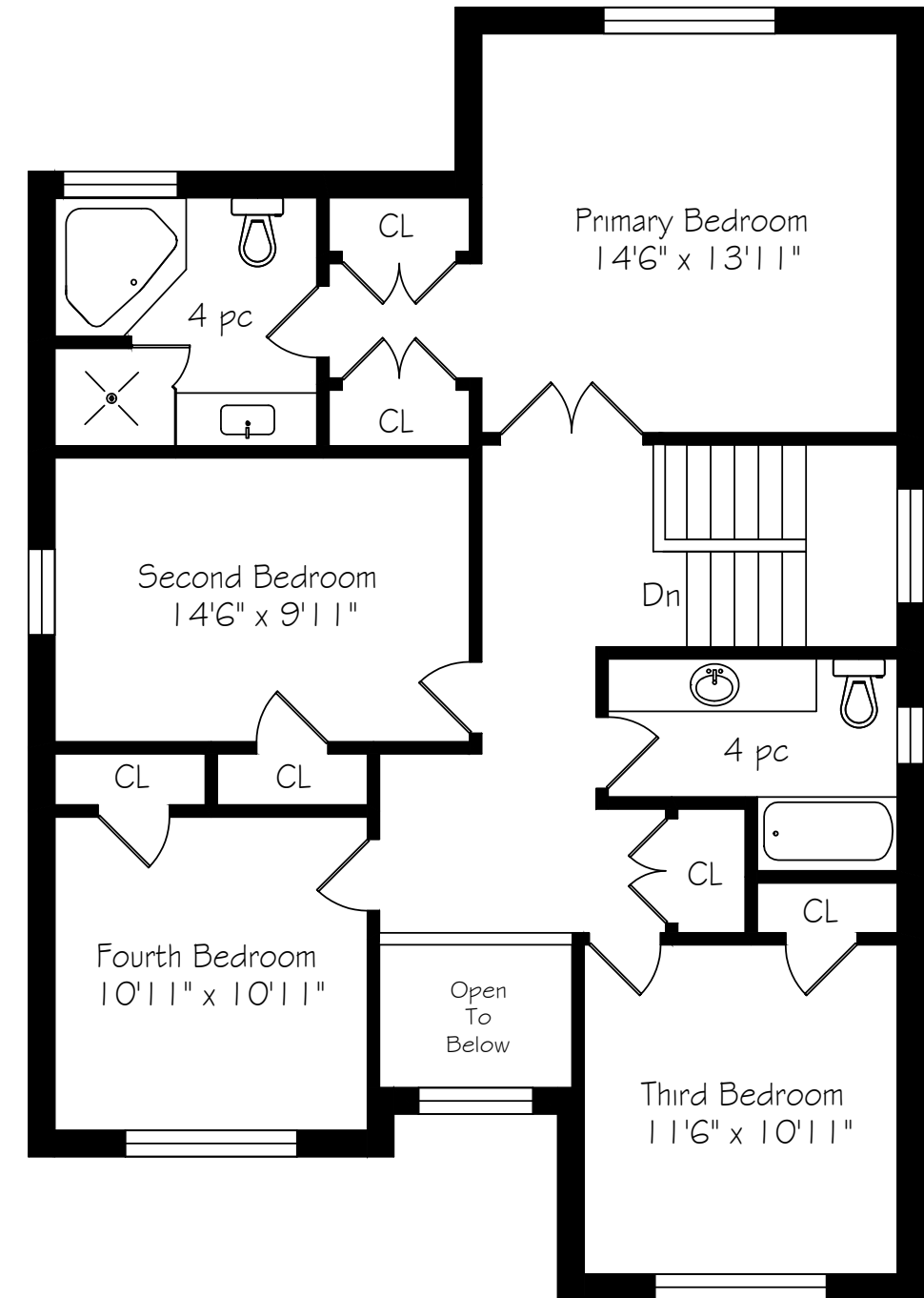
Main Level Floor Plan



Man Floor
1224 Square Feet
+ 412 Garage

*Room sizes should be considered approximate since measurements are subject to certification.

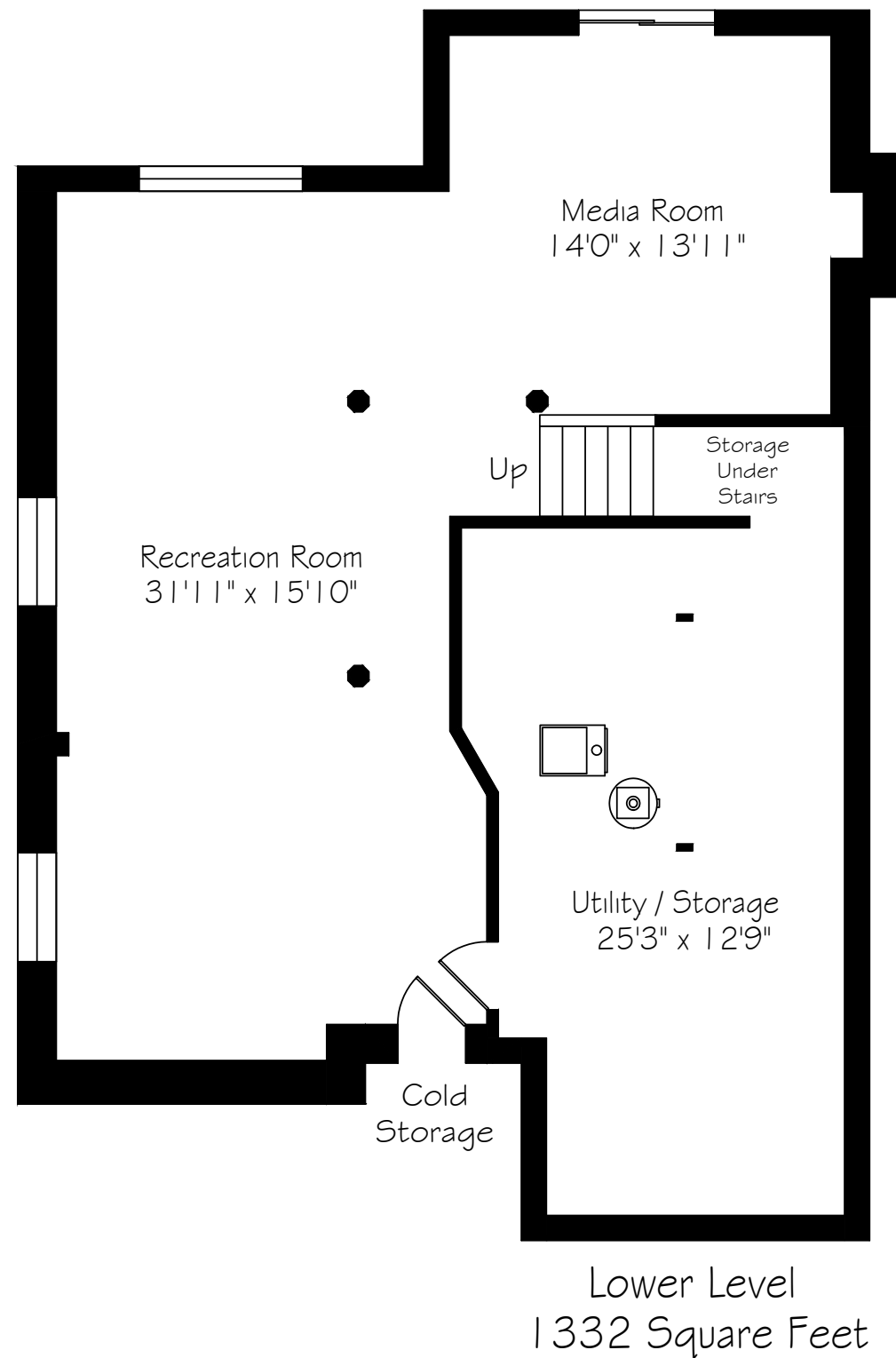
Second Level Floor Plan



Second Floor
1190 Square Feet

*Room sizes should be considered approximate since measurements are subject to certification.

Lower Level Floor Plan



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About The Neighbourhood

The area and neighbourhood boasts a rich history. Vineland, Ontario, began as Orange Center, settled by Mennonites from Pennsylvania, but was officially named Vineland in 1894 and grew around the establishment of the Vineland Experimental Farm, becoming a hub for tender fruit farming and winemaking in the Niagara Region. A post office was established in 1894, and the area officially became "Vineland," likely named for its vineyards. Vineland remains a major center for tender fruit production and grape growing in the Niagara Peninsula, known for its farms and wineries.

Kacaba Vineyards Winery is located on prime grape growing acreage, directly across from this home, on the Niagara Escarpment Bench in Vineland, Ontario. The Escarpment is actually the slope leading to the lake bed of the prehistoric lake that covered southern Ontario.

If you follow the Wine Route into Vineland, the gate to Kacaba winery is flanked by Niagara ledge rock and leads up a curved driveway lined with Sugar Maples. Once you are up there, the skyline of Toronto is visible across Lake Ontario, making this neighbourhood prime for year round hiking!

This is considered to be one of the nicest spots on the Escarpment and visitors are surprised and charmed to experience such a nice example of agricultural activity close to urban areas. A true preserve.

Lincoln's own Restaurant Pearl Morissette received its second Michelin Star and the prestigious Michelin Green Star for sustainable gastronomy, making this a popular location destination.



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