

## 7623 CHOROZY ST, NIAGARA FALLS, ON L2H 2P1, CANADA

<https://www.gtarealestates.com>

Looking for a versatile, income-generating property with exceptional flexibility? This extensively renovated designer home offers multiple separate living spaces ideal for multi-generational living or strategic investment. The main level features a private 1-bedroom suite with its own separate entrance, living area, and ensuite - perfect for extended family or rental income. The upper level showcases...

**\$780,000**

- 4 beds
- 2 baths
- Single Family
- Single Family
- 2000 - 2500 sq ft



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## Rooms & Units Descr

**RoomType1:** Bathroom

**RoomLength1:** 2.5

**RoomDimensions1:** 2.5 m X 2 m

**RoomLevel2:** Second level

**RoomWidth2:** 3.2

**RoomType3:** Living room

**RoomLength3:** 4.57

**RoomDimensions3:** 4.57 m X 3.66 m

**RoomLevel4:** Second level

**RoomWidth4:** 2.44

**RoomType5:** Bedroom

**RoomLength5:** 4.27

**RoomDimensions5:** 4.27 m X 3.28 m

**RoomLevel6:** Second level

**RoomWidth6:** 2.79

**RoomType7:** Bedroom

**RoomLength7:** 3.71

**RoomDimensions7:** 3.71 m X 2.87 m

**RoomLevel8:** Lower level

**RoomWidth8:** 3.35

**RoomType9:** Living room

**RoomLength9:** 4.27

**RoomDimensions9:** 4.27 m X 3.96 m

**RoomLevel10:** Main level

**RoomWidth10:** 2.49

**RoomType11:** Bathroom

**RoomLength11:** 2

**RoomDimensions11:** 2 m X 2 m

**RoomLevel1:** Second level

**RoomWidth1:** 2

**RoomType2:** Other

**RoomLength2:** 4.57

**RoomDimensions2:** 4.57 m X 3.2 m

**RoomLevel3:** Second level

**RoomWidth3:** 3.66

**RoomType4:** Dining room

**RoomLength4:** 3.66

**RoomDimensions4:** 3.66 m X 2.44 m

**RoomLevel5:** Second level

**RoomWidth5:** 3.28

**RoomType6:** Bedroom

**RoomLength6:** 3.28

**RoomDimensions6:** 3.28 m X 2.79 m

**RoomLevel7:** Second level

**RoomWidth7:** 2.87

**RoomType8:** Other

**RoomLength8:** 4.57

**RoomDimensions8:** 4.57 m X 3.35 m

**RoomLevel9:** Main level

**RoomWidth9:** 3.96

**RoomType10:** Bedroom

**RoomLength10:** 3.66

**RoomDimensions10:** 3.66 m X 2.49 m

**RoomLevel11:** Main level

**RoomWidth11:** 2

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## Location Details



**City:** Niagara Falls (Ascot)

**Province:** Ontario

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## Property Details

**SubdivisionName:** 213 - Ascot

**Levels:** 2

**Stories:** 2

**FrontageLength:** 52 ft

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## Property Features

**Heating:** Forced air

**HeatingFuel:** Natural gas

**CoolingYN:** True

**Cooling:** Central air conditioning

**ParkingTotal:** 5

**OpenParkingYN:** False

**GarageYN:** True

**AttachedGarageYN:** False

**CarportYN:** False

**PoolYN:** False

**ViewYN:** False

**WaterfrontYN:** False

**Sewer:** Sanitary sewer

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## Courtesy of

**OfficeName:** EXP REALTY

**Office ID:** 280225

**ListAOR:** Toronto Regional Real Estate Board

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## Building Details

**ParkingTotal:** 5

**Heating:** Forced air

**Sewer:** Sanitary sewer

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## Amenities & Features



**Waterfront available:** No

**AttachedGarageYN:** No

**CarportYN:** No

**CoolingYN:** Yes

**OpenParkingYN:** No

**GarageYN:** Yes

**PoolYN:** No

**Cooling:** Central air conditioning

