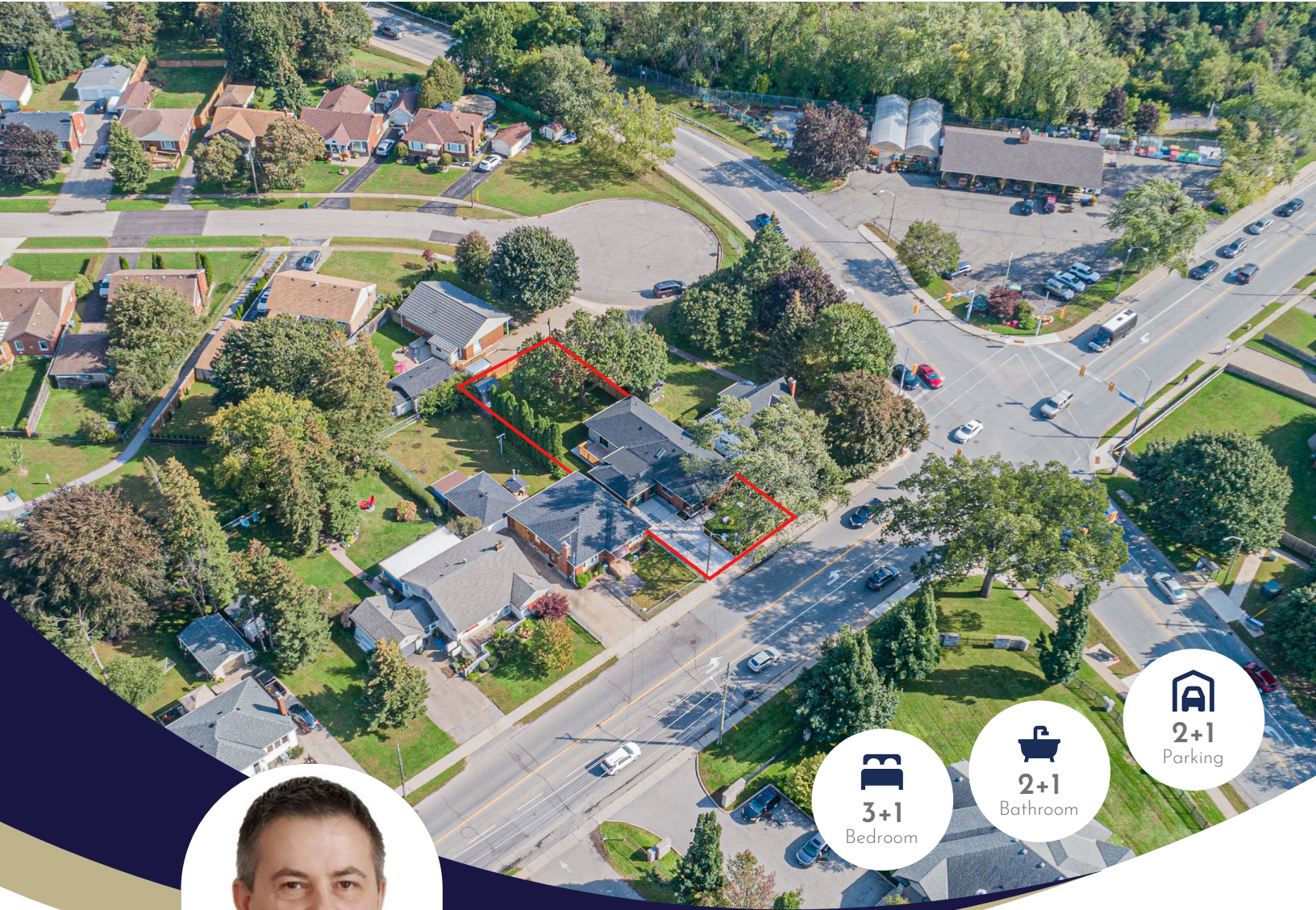


Welcome to  
**4792 Drummond Rd.**  
Niagara Falls



**3+1**  
Bedroom

**2+1**  
Bathroom

**2+1**  
Parking

Presented by  
**JERRY KRZYWUCKI**  
Sales Representative





# JERRY KRZYWUCKI

Sales Representative

4792 Drummond Rd.  
Niagara Falls



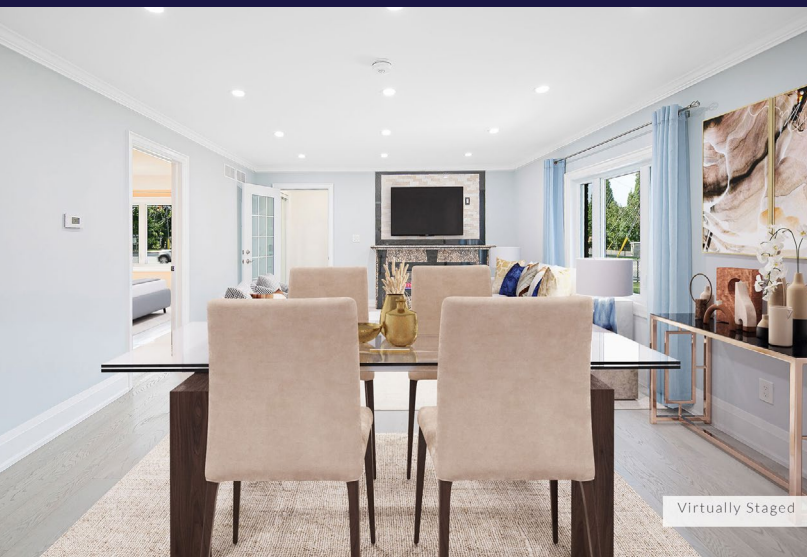
Virtually Staged

## Welcome to 4792 Drummond Rd. in Niagara

Location! Location! Location! This beautiful home is in close proximity to all that Niagara Falls has to offer! Close to restaurants, shopping, entertainment, schools, parks, casino, quick access to the highway and just steps away from the magnificent Niagara Falls.

Fully renovated and redesigned with brand new addition, and extreme attention to detail put into the finishings. This home has over 2000 sq. ft. of finished living space. Open concept Main Floor with Kitchen, Dining & Living rooms, beautiful fireplace and skylight. 3 bedrooms and 2 bathrooms, with beautiful engineering wood floors throughout the main floor. Top of the line, brand new energy saving S/S appliances.

Fully finished basement with family room, bedroom and convenient 3 pc bathroom with jetted tub. The house comes with brand new high efficient Superflow instant hot water heater and furnace. Fully fenced back yard does not disappoint with a large deck, storage shed and deep lot with lots of space for family to enjoy. Other amenities include high efficiency central air system, concrete single driveway, new roof (2021) and professionally done landscaping. This home is in ready to move in condition. Opportunities like this do not come along every day! Call to book your showing today!



Virtually Staged



Virtually Staged

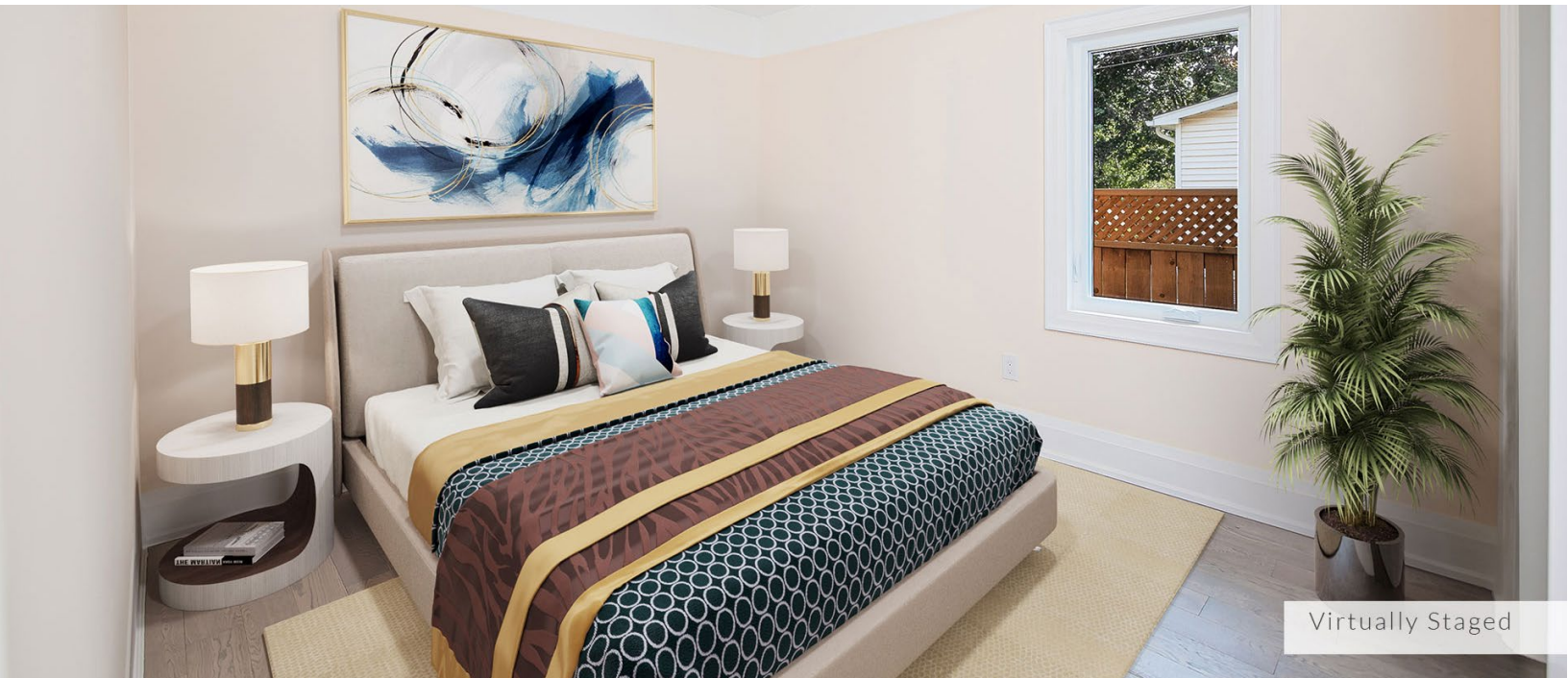


**JERRY KRZYWUCKI**  
Sales Representative

**4792 Drummond Rd.**  
Niagara Falls



Virtually Staged



Virtually Staged



Virtually Staged





Virtually Renovated



# JERRY KRZYWUCKI

Sales Representative

**(416) 728-2444**

[buyandsellwithjerry@gmail.com](mailto:buyandsellwithjerry@gmail.com)

[www.BuyAndSellWithJerry.com](http://www.BuyAndSellWithJerry.com)

This is not intended to solicit Buyers or Sellers currently under contract with a Brokerage.  
Feature Sheet created by VirtualMax.ca



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**JERRY KRZYWUCKI**  
Sales Representative

**4792 Drummond Rd.**  
Niagara Falls



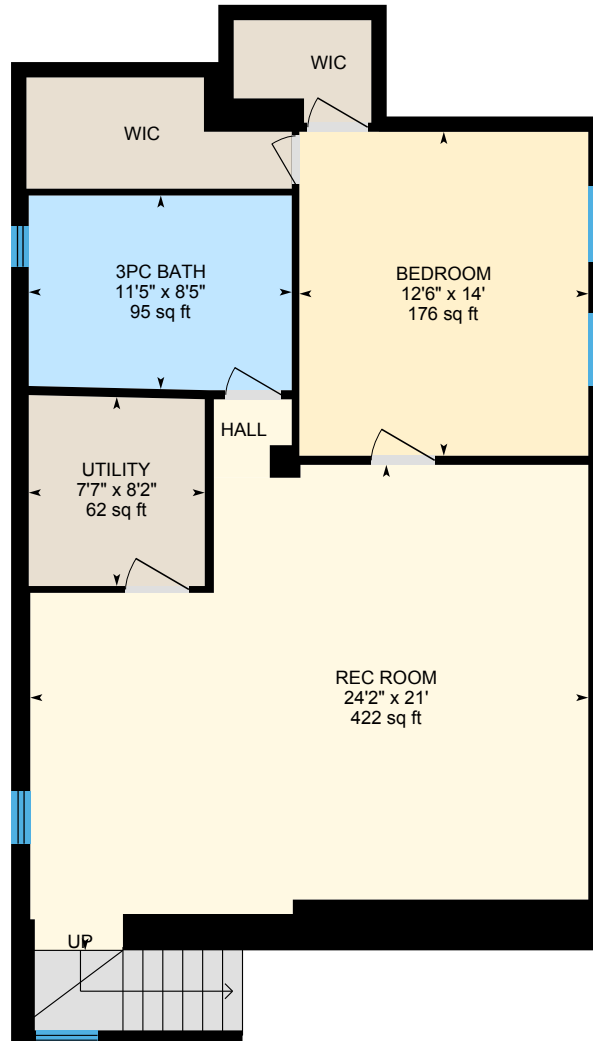
Main Floor

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



**JERRY KRZYWUCKI**  
Sales Representative

**4792 Drummond Rd.**  
Niagara Falls



## Basement

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



### Room Measurements

Only major rooms are listed. Some listed rooms may be excluded from total interior floor area (e.g. garage). Room dimensions are largest length and width; parts of room may be smaller. Room area is not always equal to product of length and width.

#### Main Building

##### MAIN FLOOR

4pc Ensuite: 5'2" x 11'6" | 59 sq ft  
5pc Bath: 10'3" x 8'7" | 87 sq ft  
Bedroom: 10'2" x 14' | 124 sq ft  
Bedroom: 10'3" x 13'10" | 127 sq ft  
Breakfast: 11'6" x 9' | 99 sq ft  
Dining: 14'8" x 11'2" | 140 sq ft  
Garage: 10'4" x 19'9" | 203 sq ft  
Kitchen: 14'8" x 11' | 148 sq ft  
Laundry: 6' x 9'6" | 56 sq ft  
Living: 14'8" x 14'6" | 212 sq ft  
Mudroom: 5'9" x 10' | 56 sq ft  
Primary: 17'4" x 13'4" | 229 sq ft

##### BASEMENT

3pc Bath: 11'5" x 8'5" | 95 sq ft  
Bedroom: 12'6" x 14' | 176 sq ft  
Rec Room: 24'2" x 21' | 422 sq ft  
Utility: 7'7" x 8'2" | 62 sq ft

### Floor Area Information

Floor areas include footprint area of interior walls. All displayed floor areas are rounded to two decimal places. Total area is computed before rounding and may not equal to sum of displayed floor areas.

#### Main Building

##### MAIN FLOOR

Interior Area: 1568.69 sq ft  
Excluded Area: 203.25 sq ft  
Perimeter Wall Length: 190 ft  
Perimeter Wall Thickness: 8.0 in  
Exterior Area: 1695.33 sq ft

##### BASEMENT

Interior Area: 907.82 sq ft  
Perimeter Wall Length: 138 ft  
Perimeter Wall Thickness: 8.0 in  
Exterior Area: 1000.06 sq ft

#### Total Above Grade Floor Area

Main Building Interior: 2476.51 sq ft  
Main Building Excluded: 203.25 sq ft  
**Main Building Exterior: 2695.39 sq ft**

### Definitions

**Interior Area** is a per floor calculation, made by measuring to the inside surface of the exterior walls.

**Excluded Area** is a sum of interior areas of all rooms (measured to the inside surface of room walls) that are excluded from the Interior Area for a floor. Prescribed area exclusions can vary from region to region. Examples of exclusions are spaces open to below, garages, cold cellars, crawl and reduced height spaces, non-enclosed open spaces, such as decks and balconies.

The footprint of all interior walls and staircases is typically included in the reported Interior Area for a floor. The iGUIDE PDF floor plans use color to highlight all included areas. All excluded areas are shown white.

**Exterior Area** is a per floor calculation, made by measuring to the outside surface of the exterior walls, see below for calculation details.

**Grade** is the ground level at the perimeter of the exterior finished surface of a house. A floor is considered to be above grade if its floor level is everywhere above grade.

**Total Interior Area** is the sum of all Interior Areas.

**Total Excluded Area** is the sum of all Excluded Areas.

**Total Exterior Area** is the sum of all Exterior Areas.

**Unfinished Area** is the sum of interior areas of all unfinished rooms (measured to the inside surface of room walls).

**Finished Area** is Exterior Area minus Unfinished Area. Finished Area includes the footprint of interior and exterior walls.

### iGUIDE Exterior Area Calculation

**Exterior Area = [Perimeter Wall Thickness] x [Perimeter Wall Length] + [Interior Area]**