



## PROPERTY OVERVIEW

### Welcome to Wine Country Living!

Set in the heart of Beamsville, this well-kept 3-bedroom, 4-bathroom home spans three bright levels plus a basement ready for your ideas. Accent walls and sun-filled rooms add warmth and character, while an outdoor balcony overlooks green space and the backyard.

Designed for both comfort and entertaining, the family room walks out to a fenced yard with a private hot tub — the only one on the street! Upstairs, the primary suite features a walk-in closet and ensuite with a glass shower and separate soaker tub, creating a true retreat. A single garage, extra parking, and plenty of storage add convenience.

Outside your door, you're surrounded by vineyards, trails, parks, restaurants, and main street shops. With quick highway and transit access, commuting is easy while you enjoy everything Niagara has to offer.



REASONS YOU'LL FALL

## IN LOVE WITH THIS HOME



3 BEDROOMS



4 BATHROOMS



1 CAR GARAGE +  
2 CAR PARK DRIVEWAY



20 X 102 FT LOT

### HOME FINISHES & LOCATION HIGHLIGHTS

#### Main Floor

- Great Room, Eat-in Kitchen, Dining + Living Room
- Double accent walls
- Large windows & hardwood floors throughout
- Walk-out to balcony overlooking backyard & green space
- Bright, open-concept layout

#### Kitchen Features

- Island with breakfast bar
- Pantry with added cabinetry
- Full-sized stainless steel appliances

#### Primary Bedroom

- Oversized windows for natural light
- Walk-in closet
- 4-piece ensuite with glass shower & soaker tub

#### Second & Third Bedrooms

- Bright and spacious with large windows
- Double-door closets
- Easy access to full bath

#### Family Room

- Oversized with walk-out to backyard
- Private hot tub & patio area
- Fully fenced yard

#### Lower Level Additions

- Laundry room with sink & extra storage
- Garage access
- Powder room

#### Basement

- Plumbing rough-in
- Unfinished space
- Additional storage area with window

#### Location & Accessibility

- Prime Beamsville wine country setting
- Close to schools, parks, hiking trails, and restaurants
- Minutes to main street shops & amenities
- Quick access to highway & transit

APPROX. 2400 SQUARE FEET

OF LIVABLE SPACE

A variance of up to 5% may apply.

4020 FRACCHIONI DR

BEAMSVILLE  
LINCOLN, ONTARIO



MIDNIGHT  
*Chicnate*

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# WHY WORK WITH MIDNIGHT?

Midnight is a vertically integrated real estate collective, bridging development and brokerage under one roof. At Selling Midnight Inc., our boutique brokerage offers a refined, full-service experience for buyers, sellers, and renters. Rooted in a legacy of builders and backed by industry expertise, we combine hands-on service with deep market knowledge—redefining what it means to feel at home, from first showing to final key.

Through Midnight, we specialize in infill projects, custom homes, multiplexes, leasing, and Built-for-Sale inventory—delivering turnkey solutions and thoughtful spaces defined by quiet luxury and timeless design. We also offer in-house property management exclusively for our Midnight-built homes, ensuring long-term value and care.



## CONTACT



### THE MIDNIGHT TEAM TODAY!

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