

FOR SALE DOM: 0

71 Main ST W

Residential | Detached | Freehold

List Date: 3/14/2019

Lyn K0E 1M0

\$197,500 (LP)

Sold Date:

K19001338

(SP)



Bungalow

BEDS UP	BEDS DOWN	BATHS FULL	BATHS HALF	APPROX Sq.Ft.	AGE Yrs
3	1	2	0		

Age Range: 41-50 Years
 SqFt Range:
 Lot Size: 150.00 x 215
 Property Size: 0.5 -0.99 Acres 0.80

Garage: Yes
 Waterfront: No

District: **Out of Area**
 Sub-District: **01 - Rideau-St. Lawrence**
 Zoning: **Residential**
 PIN: **443210135**
 Taxes: **\$1,807.22 (2018)**
 Possession: **TBD**
 Access: **Municipal Road**
 Rentals: **None**

Legal Desc: PT LT N BLK 11 PL 145 AS IN LR308737; ELIZABETHTOWN-KITLEY

Directions: County Road 29 to Kilkenny Road, left on Perth Street, keep right on Main Street (County Road 27...

WF (ft): WF Exp: WF Features: Shoreline:

Ext Finish: Brick, Vinyl Siding	Basement: Full Basement	Basement Finish: Partially Finished	Driveway: Double
Roof: Asphalt Shingle	Heating Fuel: Natural Gas	Heating Type: Forced Air	D/W Details: Asphalt
Foundati...: Block, Walkout	Water: Drilled Well, Water Softener	Sewer: Septic	Prkg Spaces:
	Amps: 200	FP:	Garage Features:
		HW Heat: Electric	

Int Features: **Central Air, Main Flr Master Bdrm, Rec Room, Washer/Dryer Hookup**

Ext Features: **Deck, Patio, Screened Porch, Storage Shed**

Services: **Cable, Garbage Pickup, High Speed Internet, Hydro, Natural Gas, School Bus Service, Telephone, Cell Service, Recycling Pickup**

Site Infl: **Gradual Slope, Rolling, Scenic View, Wooded Lot**

Prkg Spc #	# of Prk...	Ownership	Locker #	Condo Fee:	Assessment ? :
Condo Fees Incl: Condo Elements:					

Chattels Included TV tower with digital antenna
 Carbon Monoxide Detector, Ceiling Fan(s), Light Fixture(s), Smoke Detector, Storage Shed, Water Softener, Window Coverings

Fixtures Excluded Personal items

Public Remarks Cozy bungalow located just minutes west of Brockville. This easily accessible home is warm and inviting with a large foyer and stairs leading to the lower level. The main floor features a spacious and bright kitchen and dining area, and a large living room with patio doors leading to a screened-in porch overlooking the backyard. The room adjacent to the kitchen area is currently used as a home office but could easily be used as a formal dining room. Also on the main level is a large master bedroom that connects with the main 4-piece bathroom, and two additional bedrooms. The spacious lower level features a large recreation room, an arts and crafts room that could be used as a bedroom, a 3 piece bathroom, and a laundry room with utility area. This level has walkout access to a large covered patio overlooking the yard. The house is serviced by a drilled well and septic system and the overlooks a wooded area at the rear - a private and peaceful setting yet close to all amenities.

ROOM	LEVEL	SIZE	FLOORING	ROOM	LEVEL	SIZE	FLOORING	ROOM	LEVEL	SIZE	FLOORING
KITCH	MFLR	10' x 10'	Vinyl/Linoleum	4PCB	MFLR	7'4 x 9'8	Vinyl/Linoleum	RECRM	BLVL	23'1 x 11'11	Carpet
DINRM	MFLR	10' x 11'6	Vinyl/Linoleum	BDRM	MFLR	8' x 11'3	Laminate	BDRM	BLVL	12'4 X 12'	Carpet
OFFIC	MFLR	9'4 x 11'	Vinyl/Linoleum	BDRM	MFLR	9'3 x 9'1	Carpet	WRKSP	BLVL	15'11 X 11'8	Cement
LIVRM	MFLR	20'1 x 11'10	Vinyl/Linoleum	MBDRM	MFLR	12'9 x 13'6	Carpet	UTLRM	BLVL	9' X 11'8	Cement
FOYER	MFLR	13'2 x 9'5	Carpet	3PCB	BLVL	10'11 x 4'7	Laminate				

Listing Office 1: **ROYAL LEPAGE PROALLIANCE REALTY, BROKERAGE** Listing Office...



Compliments of: **TAMMY GURR**
Broker

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