

704 LAURIER BLVD., BROCKVILLE K6V 5Y1 \$174900.00



NEW PRICE

ALL BRICK NORTH END BUNGALOW

Backing on Greenspace this home offers a multitude of updates and provides the buyer with 3+1 bedrooms, 2 baths. Great main floor layout with eat in kitchen with honey oak cupboards, updated counters, built in dishwasher, convenient door to deck and backyard. 3 bedrooms on main level, with spacious living room and updated 4 pc bath. Lower level features finished rec room, plus 4th bedroom. 3 pc bath. Large laundry and utility room

Additional Features:

- ◆ Updated vinyl windows
- ◆ Reshingled roof
- ◆ Updated 4 pc bath
- ◆ Central air
- ◆ Laminate flooring throughout
- ◆ Newer front and back decks
- ◆ Forced air gas furnace

Owner: Senta DiDomenica

MLS #: 080203007544000

Legal: Plan 319, Lot 110, City of Brockville, County of Leeds

Taxes: \$2310.27/2008

Lot Size: 55'x100'

Exterior: Brick/Aluminum

Foundation: Concrete/ Block

Water: City

Sewage: City

Heating: Gas / Forced Air

Zoning: Residential

Possession: TBA



Sue Steele, Sales Representative
Re/Max Hometown Realty Inc. Brokerage
125 Stewart Blvd., Brockville ONT K6V 4W4
Office: 613-342-9000 Ext. 111
Email: steele@ripnet.com

www.suesteele.com



The Steele Team

704 LAURIER BLVD., BROCKVILLE K6V 5Y1

Main Floor:

Entry foyer with double closet
Living Room: 18.6'x15.6', laminate flooring
Kitchen: 24'x9.4', ceramic flooring. Convenient entrance to backyard
Master Bedroom: 11'x9.9', laminate flooring, dcc
Bedroom # 2: 9.11'x8.2', laminate flooring, scc
Bedroom #3: 10'x9.9', laminate flooring, scc

4 piece bathroom with ceramic flooring, ultraviolet heat lamps, 2 pc tub surround.

Lower Level:

Family Room: 22'x9.5', wall to wall carpet
Bedroom #4: 13.9'x11', wall to wall carpet—2 single closets
3pc bath

Laundry/Utility Room: 26'x13'

Inclusions: All window coverings, all light fixtures, ceiling fans, built in dishwasher, central vac & attachments, central air, fridge, stove and microwave

Exclusions: Hot water tank, blue curtains in kitchen

Updates: Roof resingled 2002, Furnace 2002, Central Air 2002, Decks 2008, Laminate in Living room 2004, bedrooms 2007, Ceramic Tile 2004, Kitchen counter 2008, 4 pc bath updated 2007, IPS Walkway 2007, driveway repaved in 2007, Updated vinyl windows 2003

Utility Costs: are the following:

\$592 per quarter (Gas)

\$2368 per annum (Hydro)

Offers to be irrevocable 48 hours on weekends, 24 hours during weekdays.

All Information received from the Seller by the Listing Broker is believed accurate but not warranted.
Commission to Selling Office 2%

