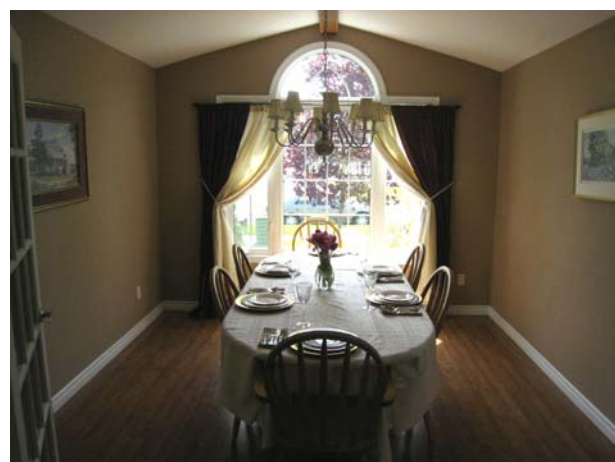




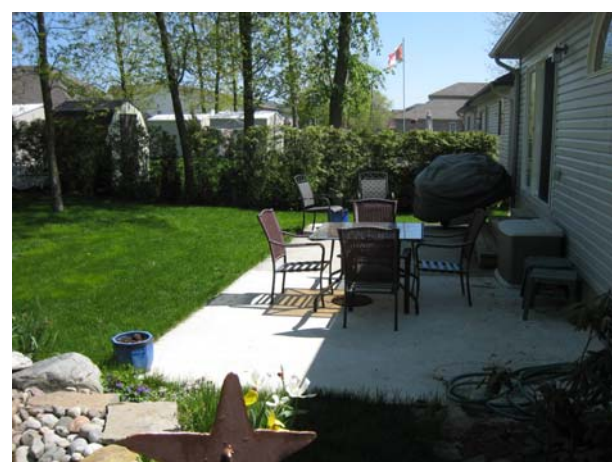
*Is Proud to Present
1263 Cuthbertson Avenue,
Brockville K6V 7M5*



\$279,900.00

FOR THOSE ACCUSTOMED TO THE BEST

AND WANTING ONE LEVEL LIVING, TAKE A LOOK AT THIS 7 YEAR OLD CUSTOM BUILT HOME - MAIN FLOOR FEATURES OPEN CONCEPT KITCHEN WITH LARGE ISLAND AND STOOLS FOR EASY ENTERTAINING - LIVING ROOM WITH GAS FIREPLACE - PALLADIUM WINDOWS OFFERING AN ABUNDANCE OF NATURAL LIGHT - ATTACHED GARAGE - MASTER BEDROOM WITH ENSUITE - FORMAL DINING ROOM WITH FRENCH DOORS AND CATHEDRAL CEILINGS - THIS ROOM IS EASILY CONVERTED TO A SECOND BEDROOM - LOWER LEVEL FINISHED FAMILY ROOM, TWO ADDITIONAL BEDROOMS, 4 PIECE BATH, UTILITY/LAUNDRY ROOM - PRIVATE BACK YARD FEATURES DOUBLE CEMENT PATIO, MANICURED LANDSCAPING WITH TWO TIERED STONE POND - A 'MUST SEE' FOR THE BUYER LOOKING FOR A MOVE-IN QUALITY BUNGALOW.



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

Toll Free: 866-783-5152



www.suesteele.com

Owner: Kelly McGarry and Scott St. John
MLS #: 080202005205425
Legal: Plan 228, Part Lot 21 and 22
28R7267, City of Brockville,
County of Leeds

Taxes: \$2891/ 2008
Lot Size: 15.24 metres x 32.15 metres
Exterior: Brick/Vinyl
Foundation: Poured Concrete
Water: City
Sewage: City
Heating: Forced Air Gas
Zoning: Residential
Possession: TBA

Features:

Century Brick Exterior
Solid Vinyl windows
Glass panels on front door with side panel
Poured concrete front landing
20 year shingles

Poured concrete foundation
Insulation: R40 (Attic), R12 to 6" from basement flr

High efficiency gas furnace
Heat recovery ventilator
Gas fired hot water tank

100 amps—all copper wiring

Colonial Doors and Trim

Palladium Windows

6 foot bar

Inclusions: All light fixtures, all ceiling fans, built in dishwasher, microwave fan, all blinds and draperies, central air unit, garage door opener, 3 bar stools

Exclusions: Hot Water Tank

Utility costs:

Hydro: \$122/month (averaged)
Gas: \$1045.38

Main Floor:

Protected Portico entrance - Spacious Entryway with double closet and 2 piece powder room

Open concept Kitchen / Living Area: 24.6'x23', laminate flooring, large island with breakfast bar and stools. Double sink, pots and pan drawers, built in dishwasher, built in microwave fan, built in pantry, attractive glass cabinet.

Built in serving bar with convenient bar sink, glass cabinet—ideal for buffets, serving dishes and entertaining.

Palladium window above buffet bar, and fireplace provides an abundance of lighting on the main level.

Triple patio doors to backyard.

Living Room features gas fireplace with palladium window above.

Dining Room: 12.2'x11', laminate flooring, palladium window and cathedral ceiling with oak beam. This room originally was designed to be the second bedroom on this level and could easily be converted back. French Doors

Double closet at entrance to garage. Closet lends itself to being converted to main floor laundry.

Master Bedroom: 114.5'x11.9', wall to wall carpet, double closet

3pc ensuite with vinyl floor, and shower with convenient seats.

Lower Level:

Bedroom #2: 13.6'x11.9' wall to wall carpet, double closet

Bedroom #3: 14.3'x11.6' wall to wall carpet, double closet

4 piece bathroom with vinyl flooring

Family Room: 24'x16.6' wall to wall carpet

Laundry / Utility Room 13.5'x8.10'

*Back yard features 2 tiered stone pond—double cement patio.
Manicured lawn and garden both front and back of house.*