



*Is Proud to Present
171 Beley Street, Brockville
K6V 6V5*

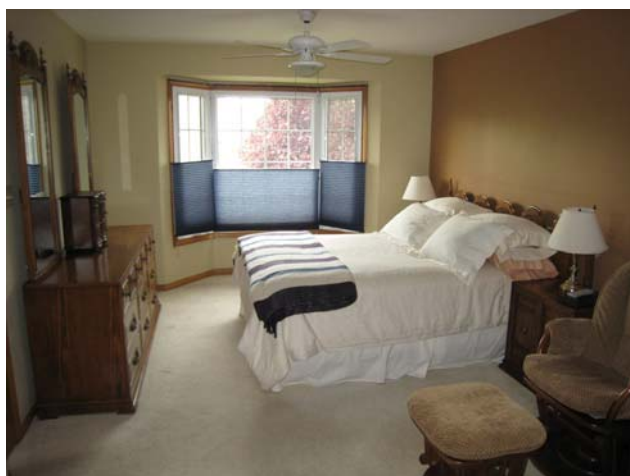


\$314,900.00

A VERY SPECIAL HOME IN BROCKVILLE'S NORTH END

CUSTOM by BOB VOORNEVELD - ONE OWNER HOME - LOVINGLY MAINTAINED AND UP-DATED - THIS 4 BEDROOM HOME FEATURES MAIN FLOOR FAMILY ROOM WITH GAS FIRE-PLACE, GREAT EAT IN KITCHEN WITH OAK CABINETRY, FORMAL LIVING AND DINING ROOMS, 2 PC POWDER ROOM AND MAIN FLOOR LAUNDRY - DOUBLE ATTACHED GARAGE WITH ENTRANCE TO LAUNDRY ROOM AND ENTRANCE FROM GARAGE TO LOWER LEVEL (AN ADDED BONUS) - MASTER WITH ENSUITE AND WALKIN CLOSET AND 4 PIECE BATH COMPLETE THE 2ND FLOOR - LOWER LEVEL FEATURES REC ROOM, SEWING/HOBBY ROOM AND FURNACE/UTILITY ROOM - PERENNIAL GARDENS, INTERLOCKING DRIVEWAY, MANI-CURED 60 FOOT LOT COMPLETE THE GROUNDS - UPDATES INCLUDE SHINGLES, WINDOWS, HI EFFICIENCY FURNACE AND FLOORING IN KITCHEN AND BATH

WARM, INVITING HOME AWAITING ITS NEW FAMILY.



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

*Interlocking driveway and walkway leading to front porch, lovely perennial garden display
Convenient side door to garage*

Main Floor:

*Spacious Entryway with French doors opening to main foyer.
Double Mirrored Closet
Ceramic Tile flooring*

2pc powder room with ceramic tile

Main Floor Laundry Room 6.11'x6', ceramic tile floor, entrance to garage

Main Floor Family Room: 16'x11.6', plush wall to wall carpet. Gas fireplace with stone and oak mantle. Patio doors to back deck measuring 18'x16', lovely manicured yard

Kitchen: 15.9'x11.3', vinyl flooring, double sink, built in microwave fan, built in dishwasher, pots and pan drawers, pull out pantry, ample cupboard and counter space. Alcove with space for kitchen table—

Dining Room: 11.5'x11', wall to wall carpet

Living Room: 16.8'x11.3', wall to wall carpet, bay window

Second Level

*Master Bedroom: 18'x11.4', wall to wall carpet, bay window. Walk in Closet
3pc ensuite*

Bedroom #2: 11.4'x9.2' wall to wall carpet, double closet

Bedroom #3: 11.9'x11.4' wall to wall carpet, double closet

Bedroom #4: 11'x10.2', wall to wall carpet

Lower Level:

Family Room: 21.6'x10.10', wall to wall carpet, triple closet for extra storage

Office/Hobby Room: 11'x9.2', wall to wall carpet with built in cupboards and counter ideal for sewer, hobbyist or office area. Walk in Storage Closet or pantry

Extra cupboards under stairs ideal for wine storage

Laundry / Utility Room 23'x18.9'

Entrance from furnace room to garage

*Owner: Sandra and Bill Devaney
MLS #: 08020300756880
Legal: Plan 342, Lot 10, Part Lot 11 as in LR 168769, City of Brockville, County of Leeds

Taxes: \$3508/ 2008
Lot Size: 60 feet x 110 feet
Exterior: Brick
Foundation: Poured Concrete
Water: City
Sewage: City
Heating: Forced Air Gas
Zoning: Residential
Possession: TBA*

Features:

High Efficiency Forced Air Furnace 2008

Interlocking Driveway and Walkway

Reshingled Roof 2006

Bay Windows 2006

Kitchen, Bathroom floor and countertop 2006

Wall to wall carpet in master bedroom 2006

Dining Room window 2009

House is wired for sound system

Security system installed

Convenient door into basement from garage.

Inclusions: *All light fixtures, all ceiling fans, built in dishwasher, microwave fan, all blinds and draperies, central air unit, 2 garage door openers*

Exclusions: *Hot Water Tank & Alarm System are rentals*

