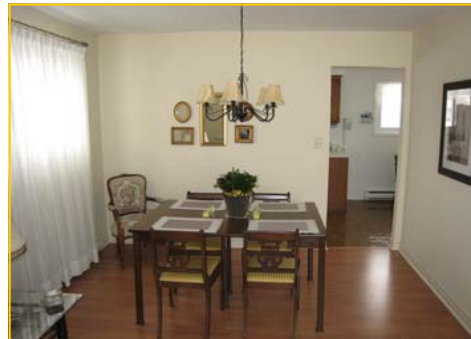




*Is Proud to Present  
1355 Linden Crescent,  
Brockville K6V 6B5*

**\$229,900.00**



*PRIVATE LOCATION BACKING ON GREENSPACE*

*Bright and spacious home featuring 3 bedrooms, main floor family room with gas fireplace, 2 pc powder room and large living and dining room. Galley style eat in kitchen and finished lower level rec room and large laundry/utility room. Attached garage.*

*Relax by the pool in the summer , fully fenced in yard - IPS patio, attractive and well manicured gardens. This property has been well cared for and maintained. Walk to all amenities, including schools, churches and shopping.*

**[www.suesteele.com](http://www.suesteele.com)**

**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](mailto:steele@ripnet.com)

**Toll Free: 866-783-5152**



**1355 Linden Crescent, Brockville, K6V 6B5**  
**\$229,900.00**

**Owner:** Sue Maxwell and John Maxwell  
**MLS #:** 080202005247800  
**Legal:** Plan 318, Lot 73, City of Brockville  
**Taxes:** \$2900/2008  
**Lot Size:** 55 feet x 110 feet  
**Exterior:** Brick/Alum  
**Garage:** Single Attached  
**Foundation:** Concrete  
**Water:** City  
**Sewage:** City  
**Heating:** Electric Baseboard  
**Zoning:** Residential  
**Possession:** TBA

**Recent Updates:**

Natural Gas Fireplace  
Roof Reshingled 2006  
Windows 2003  
Liner in pool 2005  
Garage Door 2008  
4 piece bathroom renovated 2007  
2 piece powder room 2002  
Wall to wall carpet in bedrooms 2007

**Inclusions:** All light fixtures and ceiling fans, all blinds and draperies, built in dishwasher, pool accessories (creepy crawly 'as is', vac and hoses, diving board, winter cover, solar blanket and roller) hot water tank, Garden Shed

**Main Floor:**

Protected front entryway  
Spacious Foyer: with vinyl flooring and 2 piece powder room with vinyl flooring  
Double Clothes Closet  
Living Room: 17.10' x 10.7', laminate flooring  
Formal Dining Room: 10.10'x8.9', laminate flooring  
Kitchen: 18.2'x8.1', vinyl flooring, double sink, built in dishwasher, ample cupboards and counter-space. Convenient eat in area  
Family Room: 18.2'x11.2', wall to wall carpet, gas fireplace with brick hearth, double patio doors to backyard.

**Upper Floor:**

Master Bedroom: 12.7'x12.10', wall to wall carpet, ceiling fan, double closet.  
2nd Bedroom: 15.2'x9.4', wall to wall carpet, ceiling fan, double closet  
3rd Bedroom: 11.7'x8.4', wall to wall carpet, ceiling fan, double closet  
Linen Closet  
4 piece bathroom, vinyl flooring, deep soaker tub

**Lower Level:**

Recreation Room: 17.1'x12.10', wall to wall carpet  
Separate Workshop  
Laundry Room measures 16.5'x7.8'