



*Is Proud to Present
67 Fairway Crescent, Brockville
K6V 3V1*



**NEW PRICE
\$249,900.00**



Imagine summer days by the pool and evening dinners on the patio in your private yard with manicured lawns and garden on Fairway Crescent backing onto the Brockville Country Club in this most pleasant west end neighbourhood. This 3 level side split features 3 bedrooms, 2 baths, dining and living rooms, family room, updated kitchen, main floor laundry and single and double garages— The cook in the house will be delighted with the updated cherry kitchen cabinetry, lighted corner china cabinets, pullouts, pantry and lazy susans—easy access to the back yard through double patio doors in the main level or through the breezeway entry level. Features carpeted family room with gas fireplace and utility area—the list of upgrades is endless and includes windows, central air, central vac, kitchen—the workshop has hydro, is drywalled and partly insulated—premiere location ideal for families or empty nesters.



www.suesteele.com

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67 Fairway Crescent, Brockville
\$259,900

Owner: Gord and Dianne Munro
MLS #: 080203006041500
Legal: Plan 265, Lot 8, City of Brockville,
County of Leeds
Taxes: \$2663.94/ 2008
Lot Size: 75X127.7
Exterior: Alum/Vinyl, Brick
Foundation: Concrete
Water: City
Sewage: City
Heating: Forced Air Natural Gas,
Zoning: Residential
Possession: TBA

Updates:

Gas furnace 2000
Central air 2000
Central vac 2000
Wndows 2000
Gas fireplace 2001
Drywall in basement 2001
Shower in main floor bathroom 2001
Workshop 2001
Pool 2001
Deck 2001
Insulation in attic 2003
Insulation/siding/soffit 2003
Laundry room 2003
Cement patio 2005
Kitchen cupboards 2006
Upstairs bathroom 2007

Utility costs:

Hydro : \$136 per month
Gas: \$1,065 (2008)

Inclusions: Garage door openers, microwave fan, dishwasher, hot water tank, all light fixtures, ceiling fan, All blinds, central vac & attachments, above-ground pool and all accessories (pump, auto cleaner, solar blanket, winter cover)

Exclusions: master bedroom drapes

Main Floor:

Spacious entryway with ceramic tile flooring. Double Closet

3 piece bathroom measuring 10.4'x4' featuring walk in shower with convenient seat

Large updated laundry room measuring 8.7'x7.9', with built in cupboards for extra storage space, parkay flooring.
Convenient entrance to yard

Living Room: 19.2'x12.2', parkay flooring

Kitchen: 10.6'x10.6', high grade cushion flooring, built-in dishwasher, microwave fan cherry cabinetry
Lighted glass corner cabinets, crown molding, pots & pans drawers, broom closet, pantry with pullouts, new counter-tops, 1 1/2 stainless steel sink, new countertop

Dining 10.6'x8.8' with patio door to deck.

Deck measures 15.4'x13'

2nd Floor:

Master Bedroom: 15.8'x9.7', parkay flooring, dcc

Bedroom # 2: 12'x9.5', parkay flooring, dcc

Bedroom #3: 14'x7.10', parkay flooring, dcc
4 piece bath with whirlpool tub 8'x5'

Lower Level:

Family Room: 16'x12', wall to wall carpet, gas fireplace, stone mantle piece

Double clothes closet, single clothes closet for extra storage

Utility Room: 18.6'x10.4' ideal size for workshop or hobby

Garage at back of property measures 20.3'x14.3', with hydro, cement floor, partially insulated and drywalled.

Lower level cement patio, accessed from breezeway

You will be taken by the care this home has received!

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