

2018-04-09

109 CHURCH STREET, Brockville K6V 3Y1

ML#: 1098429



Status: **Active**
 Dist/Neigh: **810- Brockville**
 Municipality:
 Neigh Name: **Brockville**
 Lot Size: **49.74 ' x 85 '**
 Zoning:
 Zoning Desc: **Residential**
 Occupancy: **Owner**
 Legal Desc: **PT LT 4 BLK 44 PL 67 BEING PT 1 ON 28R13326; T/W THE RIGHT FOR MAINTENANCE OF THE EAVE OVERHANG AND CHIMNEY OVER THAT PORTION OF LT 4BLK 44 PL 67 continued in realtor remarks section**

List Price: **\$229,900**
 Sub Type: **Residential**
 Fronting: **South**
 # Acres:
 SqFt:
 Seasonal:

Directions/Remarks

Directions: **From Stewart Blvd, go West on Central Ave and turn left onto Perth Street and then turn right onto Church. From King Street, go north on Perth and turn left onto Church St.**

Public Remarks: **Character & charm in this Circa 1884 (approx) 2 1/2 storey home with paved driveway allowing 2 vehicles to be parked side-by-side. Great curb appeal with a newly updated front porch boasting maintenance free exterior posts/railing. Large principal rooms are flooded with natural light from multiple vinyl windows. Welcoming kitchen with updated cabinets, granite counters plus a newly created eating area. Spacious dining room for your harvest table and generous sized living room for ample seating. New main floor 2 pc bath. Newly updated backroom off the kitchen - cozy family room or play area which accesses the back deck with maintenance free railing. The 2nd floor bath has new drywall and soaker tub with enclosure plus convenient laundry area. Bonus 3rd floor finished loft area for even more living space. Beautiful tall ceilings/trim plus original hardwood & pine flooring. Great location close to downtown, walking paths, schools & river. Plenty of storage in the 18'x9' shed. Come see!**

Property Information

Style:	Detached	Type:	2 Storey	Total Beds:	3	Total Baths:	2
Builder:		Model:		Beds AG:	3	FB/PR Bths:	1/1
Year Built:	1884/Approx	#Gar:	0	Beds BG:	0	Ensuites:	0
Parking Desc:	Surfaced			#Cover:	0	Total Park:	2
Heat Desc:	Forced Air			Heat Fuel:	Natural Gas		
Air Conditioning:	Central			Roof:	Asphalt Shingle		
Water Supply:	Municipal			# FP:		FP Fuel:	
Exterior Finish:	Brick, Siding			Sewer:	Sewer Connected		
Foundation:	Poured Concrete, Stone			Construction:			
Basement Desc:	Cellar, Low			Basement Dev:	Unfinished		
Floor Covering:	Hardwood, Softwood			Fire Retrofit:			
Appliances Incl:	Dishwasher, Dryer, Freezer, Microwave/Hood Fan, Refrigerator, Stove, Washer						
Feat/Equip Incl:	Ceiling Fan, Drapery Tracks, Hot Water Tank, Storage Shed, Window Blinds						
Site Influences:	Deck, Flat Site, Fully Serviced						
Neigh Influences:	Highspeed Available, Paved Road, Recreation Nearby, Shopping Nearby						
Exclusions:	Trampoline (negotiable)						
Rental Equip:	none.						
Restrictions:							
Assistive Feat:							

Room Information

Room Type	Level	Dimensions	Room Type	Level	Dimensions	Room Type	Level	Dimensions
Living Rm	Main	13'7" x 11'9"	Dining Rm	Main	17'4 x 12'	Kitchen	Main	13'4 x 11'11"
Den/Office	Main	12' x 11'6"	Den/Office	2nd	12' x 6'11"	Loft	3rd	17'10" x 23'2"
Master Bedrm	2nd	13'7" x 9'9"	Bedroom	2nd	11'6" x 8'2"	Bedroom	2nd	11'6" x 11'9"
Bath 2-Piece	Main	9'2" x 2'10"	Bath 4-Piece	2nd		Laundry Rm	2nd	
Foyer	Main	12'5" x 6'7"	Games Rm	3rd	10'5" x 12'8"	Storage Rm	Bsmt	
Utility Rm	Bsmt							

Other Property Information

Assoc/POTL Fee:	\$0	Taxes/Yr:	\$3,206.00/2017	Survey/Yr:	
Fee Freq:	N/A	Assmt/Yr:	\$215,000/2018		
Multimedia URL:	http://109Church.com				

Office Information

List Office #1: **ROYAL LEPAGE PROALLIANCE REALTY, Brokerage**

FD:		PR:		CD:	
DOM:	21	SD:		SP:	
SRD:					