

510 CLOTHIER ST. EAST

Upgrades:

- Roof shingles 2018
- Windows 2015/2016 *windows in lower level in-law suite are egress windows for emergency exit
- High Efficiency Natural Gas Furnace 2012
- Central Air Conditioner 2012
- Gourmet, Custom Kitchen with Self Levelling Wood Cabinets, Granite Countertops, Ceramic Backsplash, Floating Island w/granite counter & cabinets, Washer/Dryer Maytag 2017
- 3 Season Room with Windows 2017
- Front Porch 2019, Shed Floor Rebuilt 2019
- New Light Fixtures on the Main Floor 2020
- Lower Level Bathroom Full Upgrade 2021
- Main Floor Bathroom Fully Upgraded with hook up for washer/dryer 2014
- New berber carpeting in Second Bedroom on Main Level 2018
- Entire Main Level & Lower Level Bedroom Painted 2020
- Silhouette Blind in Main Floor Living Room 2020



Nina Tachuk
SALES • REPRESENTATIVE

ROYAL LEPAGE
Team Realty
Independently Owned and Operated. Brokerage

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www.NinaTachuk.com

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Inclusions:

2 Refrigerators, 2 Stoves (main floor stove has a double oven), Built-in Microwave/Hood Fan, Hood Fan, All Light Fixtures, Ceiling Fans, All Window Treatments, Washer, Dryer, Auto Garage Door Opener & Remote, Hot Water On Demand, 200 Amp Service, 60 amp Separate Transfer Panel for Generator, Generator, Inverter & Batteries Backup System, Sump Pump, 2 Garden Sheds, Chair Lift 2017 Installed

Exclusions:

None

Property Taxes:

\$3,379.59 for 2020

Worth Mentioning ...

- Garage measures 25' x 14' w/window & man door
- Two sheds 10'x10' and 16'6"x11' respectively
- Cozy front porch
- Spacious foyer with barn door front closet



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- Hickory high end laminate flooring throughout foyer, dining room, living room & master bedroom w/ceramic style high end laminate kitchen flooring
- Ceramic flooring in Main Bath
- Berber carpeting in Second Bedroom
- Custom built, solid wood, self levelling kitchen cabinets & island, granite counters, ceramic backsplash
- Custom built-in China Cabinet in Dining Room
- Picture Bay Window in Dining Room and Large Bay Window in Living Room with Silhouette blinds
- All New Contemporary Light Fixtures on Main Level
- Master bedroom Ceiling Fan, 2 Closets and Cheater Ensuite
- Main Bathroom with glass & stone surround, shower w/temperature controlled shower valve, new toilet, beautiful flooring, big window, large maple medicine cabinet & vanity, glass shelving, hook up for washer/dryer
- Second bedroom is generously sized with a large window, good size closet and new berber carpeting in a neutral grey tone
- Lower level in-law suite main living area is complete with 2 large, above ground, egress windows
- 1 piece extremely cushioned vinyl flooring glued to the floor so no chance of moisture penetration and very warm on the feet
- High grade laminate in lower level 3 piece bathroom



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- Kitchenette with stove, hood fan, fridge, lots of counter space and tons of cabinets
- Bright family room
- Cozy natural gas fireplace
- Desk area
- Lower level bedroom with huge above grade egress window
- Lower level 3 piece bathroom only 2 weeks old with large stand alone shower, glass encased, ceramic subway tiles and large vanity, dual flush toilet w/large window and built-in shelving
- Tons of storage space
- BACK UP Supplementary Baseboard heaters in the lower level with primary heat source from natural gas, forced air
- Laundry Room boasts 4 year old Maytag Washer and Dryer plus Large Laundry Tub. Built in Shelving
- Lovely backyard with car access from the road on the eastern side of the property line – great for bringing things into the backyard
- BELL FIBE Available – hook up in the backyard
- Mature Emerald Queen Maple Tree and 2 additional Red Maples in Front Yard
- Large Maple Tree in the backyard
- Hedged and landscaped yard.
- VERY INVITING 3 season room with windows



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A rare find in the heart of town. The perfect, true bungalow for those who are seeking to be WALKING DISTANCE TO ALL THE AMMENITIES OF KEMPTVILLE, those in need of an in-law suite, a teenager retreat or a source of additional income.

Don't wait ... make **510 Clothier Street East** your new home in town!

**all information is believed to be accurate but not warranted*



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