



Address: 109 Church Street, Brockville

Purchase date: Sept 2001

Recent Improvements since purchasing:

- All new eating area created in kitchen (removed 3 pce bathroom off kitchen)
- All new 2 pc bathroom added on main floor with storage closet
- Closed in the open stair access to basement by creating access through floor board instead which allowed more floor space for closet with room for freezer (under the 2nd floor staircase) – in 2 pc bathroom
- Converted the summer kitchen at the back of the home to a more finished living space – with repurposed gymnasium wood flooring, drywall, drop ceiling, entry door and storm door accessing back deck
- Removed clawfoot tub and plaster and installed new deep soaker tub and enclosure plus updated bathroom walls with new drywall
- New custom blinds added to most main floor windows
- Aluminum cladded front porch posts and framing & added new railing – all maintenance free materials
- Improved back shed (was a garage but in poor shape when purchased) and added new roof on front half (approx. 18'x9') – back half still needs shingles
- Lighting and paint improvements

Other important features/details:

- Hot water tank (2-4 yrs old) is owned and all appliances are included
- Furnace is now owned and approx. 6 years old
- Beautiful wide pine plank flooring
- Tall ceilings & trim – beautiful character
- Master bedroom has a bonus room attached which would make a great walk-in closet or nursery or office – many uses
- Third floor loft is fully finished and provides excellent additional living space
- Roof replaced before current owners purchased the home in 2011