

2018-05-14

167 PEARL STREET E #7, Brockville K6V 1R5

ML#: 1075563

## Price Change



Status: **Active**  
 Dist/Neigh: **810- Brockville**  
 Municipality: **Brockville**  
 Neigh Name: **East End Of Brockville**  
 Lot Size:  
 Zoning:  
 Zoning Desc: **Residential**  
 Occupancy: **Owner**  
 Legal Desc: **UNIT 1 LEVEL 2 LEEDS CONDOMINIUM PLAN NO. 24 PT LOTS A AND B BLOCK 3 PLAN 67 PT 1 TO 8, 28R6949 MORE FULLY DESCRIBED IN SCHEDULE 'A' OF DECLARATION LR219060; BROCKVILLE**

List Price: **\$174,900**  
 Sub Type: **Condominium**  
 Fronting: **South**  
 # Acres:  
 SqFt:  
 Seasonal:

## Directions/Remarks

Directions: **From King St downtown Brockville head north on North Augusta Rd and then left on Pearl St E to #167 on your left. Or from Ormond St go East on Pearl St to #167 on your right. Visitor parking in behind building or street parking at front.**

Public Remarks: **Excellent 2nd floor condo in a well maintained secured building! Great location close to hospital & amenities! This unit is in pristine condition. Fully renovated with new gleaming hardwood throughout and a gorgeous upgraded kitchen with granite counters & plenty of cabinets for storage plus 4 stainless steel appliances (2012) that are included! Open concept living/dining with beautiful ceiling cove moldings. Double closets in each of the two spacious bedrooms which are separated by a beautiful 4 piece bath with modern touches & deep soaker tub. Located on the second floor with multiple large windows that face south for plenty of morning sun. In-suite laundry and A/C units (all included) make it so convenient and comfortable. The building has a new nat. gas furnace to ensure heating efficiency (heat incl. in condo fees). New hot water tank too. Dedicated parking. Storage locker space too. Quiet building worth serious consideration. You won't be disappointed. Come see!**

## Property Information

Style: **Apartment** Type: **Bungalow**  
 Builder: Model:  
 Year Built: **1957/Approx** #Gar: **0**  
 Parking Desc: **Open, Surfaced, Visitor Parking**  
 Heat Desc: **Hot Water**  
 Air Conditioning: **Other (See Remarks)**  
 Water Supply: **Municipal**  
 Exterior Finish: **Brick, Stone**  
 Foundation: **Slab**  
 Basement Desc: **None**  
 Floor Covering: **Ceramic, Hardwood**  
 Appliances Incl: **Dishwasher, Dryer, Intercom, Microwave/Hood Fan, Refrigerator, Stove, Washer**  
 Feat/Equip Incl: **Drapery Tracks, Drapes, Window Blinds**  
 Site Influences: **Adult Oriented, Highway Access, Municipal Water, Natural Gas, Pet Restrictions**  
 Neigh Influences: **Cable Available, Highspeed Available, Public Transit Nearby, Shopping Nearby**  
 Exclusions:  
 Rental Equip: **NONE**  
 Restrictions:  
 Assistive Feat:

Total Beds: **2** Total Baths: **1**  
 Beds AG: **2** FB/PR Bths: **1/0**  
 Beds BG: **0** Ensuites: **0**  
 #Cover: **0** Total Park: **1**  
 Heat Fuel: **Natural Gas**  
 Roof:  
 # FP: FP Fuel:  
 Sewer: **Sewer Connected**  
 Construction:  
 Basement Dev: **None (No Basement)**  
 Fire Retrofit:

## Room Information

Room Type	Level	Dimensions	Room Type	Level	Dimensions	Room Type	Level	Dimensions
Living/Dining	Main	20' x 13'6	Kitchen	Main	13'8 x 7'10	Master Bedrm	Main	12'4 x 11'7
Bedroom	Main	12'4 x 9'3	Bath 4-Piece	Main	9'3 x 5'	Laundry Rm	Main	
Foyer	Main	8'10 x 3'9	Storage Rm	Other				

## Condo Information

Title Form: **Condominium** Condo Name: **Parklane** Condo Corp #: **24**  
 Condo Fee: **\$380.00/Monthly** Condo Fee Incl: **Building Insurance, Caretaker, Heat, Management Fee, Other (See Remarks)**  
 Amenities: **Other (See Remarks), Security, Storage Lockers**  
 # of Stories: **2** # of Lvl's Unit: **1**  
 Special Assess: **No** MGMT Comp: **Rivercity Property Management** MGMT Phone: **613-345-4838**  
 Laundry Facilities: **In Unit** Storage Locker: **Yes** Parking Incl: **Yes**

## Other Property Information

Assoc/POTL Fee:  
 Fee Freq:  
 Multimedia URL: <http://7-167PearlEast.com>  
 Taxes/Yr: **\$2,344.00/2016** Survey/Yr:  
 Assmt/Yr: **\$163,000/2016**

## Office Information

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

## Conditional/Sold/Other Information

FD:  
 DOM: **259**  
 PR:  
 SD:  
 CD:  
 SP: