

2019-02-20

392 PEARL STREET W, Brockville K6V 4E5

ML#: 1109420

## Price Change



**Status:** Active  
**Dist/Neigh:** 810- Brockville  
**Municipality:**  
**Neigh Name:** West End  
**Lot Size:** 55.77 ' x 129.19 '  
**Zoning:**  
**Zoning Desc:** Residential  
**Legal Desc:** LT 53 PL 388; BROCKVILLE

**List Price:** \$449,000  
**Sub Type:** Residential  
**Fronting:** North  
**# Acres:**  
**SqFt:**  
**Seasonal:**

## Directions/Remarks

**Directions:** From King Street West go north on Cedar Street and turn left onto Pearl.

**Public Remarks:** Custom built in 2002 all stone exterior in the West end close to Brock Trails, St. Lawrence Park and the river. Attention to detail was not overlooked in the 3679 sq ft above grade 2-storey when built boasting beautiful rich hardwood flooring on both floors, detailed woodwork and built-in cabinetry throughout. Nicely appointed kitchen with plenty of storage featuring a gas stove, granite counters and island-appliances included. Fantastic double staircase makes it unlike other homes! The 2-storey great room is stunning with floor to ceiling built-in cabinets and around a natural gas fireplace with large bright windows. Main floor 2-piece powder room and laundry with access to double attached garage and new door to side deck. Upper level boasts 4 generous bedrooms which includes a massive master suite. Beautiful marble tile & more! Unspoiled lower level of 1611 sq ft to be finished if desired or provides ample storage. Updated furnace and air conditioning unit. Come see!

## Property Information

|                          |   |               |          |                       |                 |                     |     |
|--------------------------|---|---------------|----------|-----------------------|-----------------|---------------------|-----|
| <b>Style:</b>            | Detached  | <b>Type:</b>  | 2 Storey | <b>Total Beds:</b>    | 4               | <b>Total Baths:</b> | 3   |
| <b>Builder:</b>          |   | <b>Model:</b> |          | <b>Beds AG:</b>       | 4               | <b>FB/PR Bths:</b>  | 2/1 |
| <b>Year Built:</b>       | 2001/New  | <b>#Gar:</b>  | 2        | <b>Beds BG:</b>       | 0               | <b>Ensuites:</b>    | 1   |
| <b>Parking Desc:</b>     | 2 Garage Attached   |               |          | <b>#Cover:</b>        | 2               | <b>Total Park:</b>  | 4   |
| <b>Heat Desc:</b>        | Forced Air  |               |          | <b>Heat Fuel:</b>     | Natural Gas     |                     |     |
| <b>Air Conditioning:</b> | Central   |               |          | <b>Roof:</b>          | Asphalt Shingle |                     |     |
| <b>Water Supply:</b>     | Municipal   |               |          | <b># FP:</b>          | 1               | <b>FP Fuel:</b>     | Gas |
| <b>Exterior Finish:</b>  | Stone   |               |          | <b>Sewer:</b>         | Sewer Connected |                     |     |
| <b>Foundation:</b>       | Poured Concrete   |               |          | <b>Construction:</b>  | Poured Concrete |                     |     |
| <b>Basement Desc:</b>    | Full  |               |          | <b>Basement Dev:</b>  | Unfinished      |                     |     |
| <b>Floor Covering:</b>   | Hardwood, Marble  |               |          | <b>Fire Retrofit:</b> |                 |                     |     |
| <b>Appliances Incl:</b>  | Dishwasher, Dryer, Hood Fan, Microwave, Refrigerator, Stove, Washer                             |               |          |                       |                 |                     |     |
| <b>Feat/Equip Incl:</b>  | Air Exchanger, Ceiling Fan, Gas Stove(s), Drapery Tracks, Drapes, Hot Water Tank, Window Blinds |               |          |                       |                 |                     |     |
| <b>Site Influences:</b>  | Flat Site, Municipal Water, School Bus  |               |          |                       |                 |                     |     |
| <b>Neigh Influences:</b> | Cable Available, Highspeed Available, Playground Nearby, Water Nearby                           |               |          |                       |                 |                     |     |
| <b>Rental Equip:</b>     | none.   |               |          |                       |                 |                     |     |

## Room Information

| <u>Rm Type</u> | <u>Level</u> | <u>Dimensions</u> | <u>Rm Type</u> | <u>Level</u> | <u>Dimensions</u> | <u>Rm Type</u> | <u>Level</u> | <u>Dimensions</u> | <u>Rm Type</u> | <u>Level</u> | <u>Dimensions</u> |
|----------------|--------------|-------------------|----------------|--------------|-------------------|----------------|--------------|-------------------|----------------|--------------|-------------------|
| FOYER          | Main         | 12'2 x 8'6        | LVDIN          | Main         | 12'2 x 32'        | KITCH          | Main         | 11'6 x 13'5       | EATNG          | Main         | 21'5 x 14'2       |
| GREATRM        | Lower        | 14'6 x 22'6       | BATH2          | Main         | 6' x 5'8          | LAUND          | Main         | 12' x 9'          | MBED           | 2nd          | 13'5 x 28'9       |
| ENS4PC         | 2nd          | 9'3 x 9'6         | WALKIN         | 2nd          | 13'8 x 6'         | BEDRM          | 2nd          | 16'4 x 12'        | BEDRM          | 2nd          | 10'5 x 13'6       |
| BATH4          | 2nd          | 8'4 x 8'6         | BEDRM          | 2nd          | 17'2 x 11'        | SERMKS         | Bsmt         | 20' x 45'6        | SERMKS         | Bsmt         | 15'9 x 31'5       |

## Other Property Information

|                        |   |                  |                 |                   |  |
|------------------------|---|------------------|-----------------|-------------------|--|
| <b>Assoc/POTL Fee:</b> | \$0   | <b>Taxes/Yr:</b> | \$6,896.00/2018 | <b>Survey/Yr:</b> |  |
| <b>Fee Freq:</b>       | N/A   | <b>Assmt/Yr:</b> | \$459,500/2018  |                   |  |
| <b>Multimedia URL:</b> | <a href="http://392PearlWest.com">http://392PearlWest.com</a> |                  |                 |                   |  |

## Office Information

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

## Conditional/Sold/Other Information

|             |     |            |  |            |  |
|-------------|-----|------------|--|------------|--|
| <b>FD:</b>  |     | <b>PR:</b> |  | <b>CD:</b> |  |
| <b>DOM:</b> | 278 | <b>SD:</b> |  | <b>SP:</b> |  |
| <b>SRD:</b> |     |            |  |            |  |