



Address: 1461 Flanders Rd, Brockville

Purchase date: Sept 2007

Improvements/Features:

- Recently professionally painted interior within the last 9 months (walls incl doors and trim)
- Updated the corner natural gas fireplace with floor to ceiling stone tile
- Large kitchen with upgraded cabinets/moldings with plenty of storage and counterspace – large island with bartop counter and seating for 4+
- Added landscaping in front yard – planted Oak trees
- Large front covered porch
- Fairly private backyard because of mature trees along back of yard
- Main floor laundry behind doors in mudroom off garage which also includes 2 closets and 2pce bathroom
- Master bedroom with vaulted ceiling at front and large ensuite with corner Jacuzzi tub and separate shower and extra storage cabinets PLUS large walk-in closet
- Large closets in other two bedrooms
- Bonus room above garage currently used as a bedroom
- Basement is finished with space for pool table, gym, large furniture etc.
- Open concept living with kitchen/dining/living/office or den
- 9 foot ceiling on main floor with transom windows for extra light (some areas with vaulted ceiling with heights to 11')

Other important details:

- Custom built in 2005
- Currently beside a vacant lot with mature trees (unknown if/when the lot will be developed) on a cul-de-sac end of street currently
- 2340 sf above grade per MPAC assessment
- Fully developed basement as one large room and unfinished utility/storage with rough-in for 3 or 4 piece bathroom
- Harwood flooring and ceramic tile on entire main floor, carpet on stair and 2nd floor and laminate in basement
- Oversized garage with tall ceiling height
- Great neighbourhood with mix of retirees and families and low traffic street