

2018-04-11

447 BEALES MILLS ROAD, Athens KOE 1B0

ML#: 1099186

Price Change



Status: **Active**
 Dist/Neigh: **812- Athens**
 Municipality:
 Neigh Name: **Yonge - Athens**
 Lot Size: **274.97' x 452.98'**
 Zoning:
 Zoning Desc: **Residential**
 Occupancy: **Owner**
 Legal Desc: **PT LT 22 CON 7 YONGE PT 1 28R6033; ATHENS**

List Price: **\$279,900**
 Sub Type: **Residential**
 Fronting: **South**
 # Acres: **2.840**
 SqFt:
 Seasonal:

Directions/Remarks

Directions: **HWY 29 North and turn left onto CR42 towards Athens. Turn left on Wiltsetown Road and continue straight until Beales Mills Road and turn left to #447 on your left.**

Public Remarks: **Peaceful and private 2.84 acres only 25 min to Brockville. Set back nicely from the road is this Cape cod style home with 3+1 bedrooms and 2 full bath plus finished basement. Main floor boasts living AND family rooms both with propane gas fireplaces, laundry with beautiful 3 piece bathroom AND a 3-season sunroom with insulated ceiling! Many updates since purchasing in 2006 including a metal roof, aluminum railing and posts, exterior steel doors, vinyl windows, flooring throughout most rooms, bathroom updates including a gorgeous free-standing soaker tub, many kitchen updates & so much more! Lower level is finished with a large rec room, bedroom (no closet) or makes a great office or art room. There are multiple outdoor storage buildings and a huge detached double garage (24'x26'). If you have dogs then you will love the dog fencing and covered dog kennel. Double staircase to the basement makes it very convenient too. Great curb appeal with plenty of parking with turn around. Come see!**

Property Information

Style:	Detached	Type:	2 Storey	Total Beds:	4	Total Baths:	2
Builder:		Model:		Beds AG:	3	FB/PR Bths:	2/0
Year Built:	Unknown	#Gar:	2	Beds BG:	1	Ensuites:	0
Parking Desc:	2 Garage Detached, Oversized, Gravel, Other (See Remarks)			#Cover:	0	Total Park:	10
Heat Desc:	Forced Air			Heat Fuel:	Propane		
Air Conditioning:	None			Roof:	Metal		
Water Supply:	Drilled Well			# FP:	2	FP Fuel:	Gas
Exterior Finish:	Siding			Sewer:	Septic Installed		
Foundation:	Poured Concrete			Construction:			
Basement Desc:	Full			Basement Dev:	Fully Finished		
Floor Covering:	Carpet Wall To Wall, Laminate, Vinyl			Fire Retrofit:			
Appliances Incl:	Dishwasher, Microwave/Hood Fan						
Feat/Equip Incl:	Ceiling Fan, Drapery Tracks, Hot Water Tank, Water Treatment, Window Blinds						
Site Influences:	Deck, Fenced Yard, Landscaped, No Rear Neighbours, Park Setting, School Bus						
Neigh Influences:	Highspeed Available						
Exclusions:	Fridge, stove, Washer, Dryer (all negotiable), draperies.						
Rental Equip:	None						
Restrictions:							
Assistive Feat:							

Room Information

Room Type	Level	Dimensions	Room Type	Level	Dimensions	Room Type	Level	Dimensions
Living Rm	Main	20'7" x 11'11"	Dining Rm	Main	12' x 11'9"	Kitchen	Main	15'6" x 13'10"
Family Rm	Main	14'1" x 14'	Master Bedrm	2nd	16'10" x 12'	Bedroom	2nd	17' x 13'11"
Bedroom	2nd	12'11" x 11'11"	Bedroom	Bsmt	12'8" x 11'5"	Walk-In Closet	2nd	6' x 6'
Bath 3-Piece	Main	13'11" x 6'1"	Bath 4-Piece	2nd	15'10" x 6'2"	Laundry Rm	Main	
Foyer	Main	7'9" x 4'2"	Recreation Rm	Bsmt	19' x 15'4"	Storage Rm	2nd	6'3" x 4'5"
Utility Rm	Bsmt	21'1" x 12'11"	Solarium	Main	15'1" x 12'2"			

Other Property Information

Assoc/POTL Fee:	\$0	Taxes/Yr:	\$2,135.00/2017	Survey/Yr:	
Fee Freq:	N/A	Assmt/Yr:	\$224,500/2018		
Multimedia URL:	http://447BealesMillsRoad.com				

Office Information

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

FD:		PR:		CD:	
DOM:	20	SD:		SP:	
SRD:					