



Compliments of: **STEVE WELLS, Sales Person: 613-284-7640**
 E-mail: steve@rideaurealty.ca
 Company Name: **124 RIDEAU REALTY LIMITED BROKERAGE: 613-272-5000**



2017-05-10

16 BROCK STREET, Newboro K0G 1P0

ML#: **1051713**



Status: **Active**
 Dist/Neigh: **818- Rideau Lakes (Bastard) Twp**
 Municipality: **Bastard Twp**
 Neigh Name: **Newboro**
 Lot Size: **101' x 175.5'**
 Zoning: **Residential**
 Zoning Desc: **Tenant**
 Occupancy: **Tenant**
 Legal Desc: **lot 6 w/s Carelton St and ws drummond st pl 72;lot w/s Carelton St ns Drummond St pl 72:rideau lakes**

List Price: **\$174,900**
 Sub Type: **Residential**
 Fronting: **East**
 # Acres:
 SqFt:
 Seasonal: **No**

Recent: **05/09/2017 : CHG : \$185,500->\$174,900**

Directions/Remarks

Directions: **Hwy 15 to Hwy 42, head West..... see signs in village Newboro, turn right on to Carleton St.**

Public Remarks: **Well looked after 14 year old bungalow on a side road in village of Newboro. Open concept with nice flow room to room. Two bedrooms and nice 4pc bathroom. Separate eating area, propane fire place as a focal point in the living area. Large level lot (101 ft X175 ft) with separate storage shed. Close to shopping (Kilborn's), golf courses, library, boat launch (Newborn Lake) as well as walking trails and open areas. Must see property for someone looking to down size or young couple looking for starter home.**

Property Information

Style: Detached	Type: Bungalow	Total Beds: 2	Total Baths: 1
Builder:	Model:	Beds AG: 2	FB/PR Bths: 1/0
Year Built: 2002/Approx	#Gar: 0	Beds BG: 0	Ensuites: 0
Parking Desc: Gravel		#Cover: 0	Total Park: 4
Heat Desc: Forced Air		Heat Fuel: Oil, Wood	
Air Conditioning: None		Roof: Asphalt Shingle	
Water Supply: Drilled Well		# FP: 1	FP Fuel: Wood
Exterior Finish: Wood		Sewer: Septic Installed	
Foundation: Stone		Construction:	
Basement Desc: Other (See Remarks)		Basement Dev: Unfinished	
Floor Covering: Carpet Over & Wood, Linoleum, Vinyl		Fire Retrofit:	
Appliances Incl: Dryer, Refrigerator, Stove, Washer			
Feat/Equip Incl: Smoke Detector, Storage Shed, Window Blinds			
Site Influences: Corner, Flat Site			
Neigh Influences: Golf Nearby, Shopping Nearby, Water Nearby			
Exclusions: tenants furnishings and personal belongings			
Rental Equip: propane tanks			
Restrictions: None			
Assistive Feat:			

Room Information

Room Type	Level	Dimensions	Room Type	Level	Dimensions	Room Type	Level	Dimensions
Living Rm	Main	15' x 18'	Dining Rm	Main	8' x 9'	Kitchen	Main	14' x 11'3"
Master Bedrm	Main	12' x 10'	Bedroom	Main	11'4" x 8'6"	Bath 3-Piece	Main	n/a x n/a
Ensuite 6-Piece	Main	10' x 5'5"	Other	Main	23' x 18'	Other	Main	48' x 5'9"

Other Property Information

Assoc/POTL Fee: **\$0** Taxes/Yr: **\$1,455.00/2017** Survey/Yr:

Fee Freq: **N/A** Assmt/Yr:

Office Information

List Office #1: **RIDEAU REALTY LIMITED, Brokerage**

Conditional/Sold/Other Information

FD: PR: CD:
 DOM: **3** SD: SP:
 SRD: