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2018-11-29

1378 COUNTY ROAD 2 ROAD, Mallorytown KOE 1R0

ML#: 1132592



Status: Active
Dist/Neigh: 823- Front Of Escott Twp
Municipality: Leeds And Thousand Islands
Neigh Name: 330 ' x 2724 '
Lot Size: 330 ' x 2724 '
Zoning: residential
Zoning Desc: residential
Legal Desc: PT LOT 17 CON 2 ESCOTT PT 1 TO 4 AND 9 TO 19 28R6613;S/T LR237209; S/TBES4187; 9ES4899,9ES4908,LR326663;LEEDS AND THOUSAND ISLANDS

List Price: \$349,000
Sub Type: Residential
Fronting: North
Acres: 37.500
IrreglSqFt:
Seasonal:

Directions/Remarks

Directions: In Mallorytown on county road 2 follow to house number 1378 see realtors sign.

Public Remarks: Great opportunity to own your own hobby farm. Just over 37 acres of fenced fields for your choice of livestock. Fully functional 30' X40' ft barn with 3- 10'x 10' stalls , one 10' x15' mare and foal stall, 10' x 6' tack/feed room , and rest is shop area, 15'x 20', also 10'x10', storage area closed in with floor . Can convert back to stalls. Or wash stall area. Water and hydro in barn. Home is cozy 3 bedroom bungalow with lots charm and open floor concept. Only 20 minutes to Brockville and 10 minutes to cross border shopping in the USA. Nice quite spot, great for buyers down sizing or young family starting out. Or simply for some one who wants to get back to nature.

Property Information

Style: Detached	Type: Bungalow	Total Beds: 3	Total Baths: 1
Builder: 1970/Unknown	Model: 0	Beds AG: 3	FB/PR Bths: 1/0
Year Built: None	#Gar: 0	Beds BG: 0	Ensuites: 0
Parking Desc: Forced Air, Wood Plus		#Cover: 0	Total Park: 10
Heat Desc: None		Heat Fuel: Oil, Wood	
Air Conditioning: Drilled Well		Roof: Metal	
Water Supply: Aluminum		# FP: Septic Installed	FP Fuel:
Exterior Finish: Block		Sewer: Partly Finished	
Foundation: Full		Construction:	
Basement Desc: Hardwood		Basement Dev:	
Floor Covering: Dryer, Refrigerator, Stove, Washer		Fire Retrofit:	
Appliances Incl: Barn, Drapery Tracks, Drapes, Hot Water Tank, Smoke Detector, Wood Stove			
Feat/Equip Incl: Acreage, Barn, Fenced Yard, Hobby Farm			
Site Influences: Golf Nearby, Recreation Nearby, Water Nearby			
Neigh Influences: n/a			
Rental Equip: Unknown			
Restrictions:			

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>
LVDIN	Main	18' x 18'	KITCH	Main	18' x 10'	MBED	Main	22' x 22'	BEDRM	Main	11' x 9'
BEDRM	Main	10' x 9'	DEN	Main	8' x 4'6"	BATH4	Main	11'6" x 7'	FOYER	Main	17' x 6'2"

Other Property Information

Assoc/POTL Fee: \$0
Fee Freq: N/A
Taxes/Yr: \$1,100.00/2018
Assmt/Yr:
Survey/Yr:

Office Information

List Office #1: RIDEAU REALTY LIMITED, Brokerage

Conditional/Sold/Other Information

FD:
DOM: 17
SRD:
PR:
SD:
CD:
SP: