



STEVE WELLS
Salesperson
RIDEAU REALTY LIMITED, Brokerage
steve@rideaurealty.ca
Office Ph: 613-272-5000

2019-12-02

5 FLORENCE STREET, Smiths Falls K7H 4A4

ML#: 1175671

Price Change



Status: Active
Dist/Neigh: 901- Smiths Falls
Municipality:
Neigh Name: South Elmsley
Lot Size: 90' x 120'
Zoning:
Zoning Desc: RESIDENTIAL
Legal Desc: LOT 67 E/S FLORENCE STREET PL 19899 SOUTH ELMSLEY ;PT LT 68 E/S FLORENCE ST PL 19899 LANARK S SOUTH ELMSLEY AS IN RS200318 TOWN OF SMITHS FALLS.

List Price: \$324,999
Sub Type: Residential
Fronting: East
Acres:
SqFt:
Seasonal:

Directions/Remarks

Directions: FROM DAVIDSON STREET HEAD EAST TO FLORENCE STREET, TURN RIGHT AND FOLLOW TO 5 FLORENCE STREET, SEE REALTOR SIGN

Public Remarks: FANTASTIC SPLIT LEVEL HOUSE, TRULY TURN KEY. FOUR BEDROOM, TWO BATHROOM. FULLY FINISHED BASEMENT WITH THREE PIECE BATHROOM AND EXTRA SPACE FOR STORAGE. SPACIOUS HOME HAS VERY MODERN DECOR AND COMES WITH FOUR STAINLESS STEEL APPLIANCES. HOME IN QUITE NEIGHBOURHOOD. BONUS MINI WORK SHOP JUST OFF KITCHEN. HUGE DECK OUT BACK WITH NICE BIG FENCED IN YARD. OVERSIZED NEW SHED. WHAT ONCE WAS GARAGE IS NOW A GRANNY SUITE.....IT IS APPROX 700 SQUARE FEET IS TOTALLY SELF SUFFICIENT AND COMES WITH THREE BRAND NEW STAINLESS STEEL APPLIANCES AND IS CURRENTLY RENTED. TENANT WOULD LIKE TO STAY AND PAYS \$1150 INCLUSIVE.

Property Information

Style:	Detached	Type:	Split Level	Total Beds:	5	Total Baths:	3
Builder:		Model:		Beds AG:	3	FB/PR Bths:	2/1
Year Built:	1980/Unknown	#Gar:	0	Beds BG:	2	Ensuites:	1
Parking Desc:	Surfaced			#Cover:	0	Total Park:	4
Heat Desc:	Forced Air			Heat Fuel:	Natural Gas		
Air Conditioning:	Central			Roof:		FP Fuel:	
Water Supply:	Municipal			# FP:		Sewer:	Sewer Connected
Exterior Finish:	Aluminum			Construction:		Basement Dev:	Fully Finished
Foundation:	Poured Concrete			Fire Retrofit:			
Basement Desc:	Full						
Floor Covering:	Mixed						
Appliances Incl:	Dishwasher, Dryer, Microwave, Refrigerator, Stove, Washer						
Feat/Equip Incl:	Drapery Tracks, Drapes, In-Law Suite, Smoke Detector, Storage Shed						
Site Influences:	Deck, Family Oriented						
Neigh Influences:	Playground Nearby, Recreation Nearby, Shopping Nearby						
Rental Equip:	N/A						

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>
MBED	2nd	16' x 12'	BEDRM	2nd	12' x 10'	BEDRM	Bsmt	11' x 10'	BEDRM	Bsmt	11' x 8'
KITCH	Main	18' x 13'	FAMRM	Main	10' x 9'	LIVRM	Main	21' x 12'	LAUND	Bsmt	10' x 9'
FBATH	2nd	8' x 6'	BATH3	Bsmt		BEDRM	Main	16' x 12'6"	LIVRM	Main	17' x 8'
KITCH	Main	17' x 8'	LAUND	Main	9' x 8'6"						

Other Property Information

Assoc/POTL Fee: \$0
Fee Freq: N/A
Taxes/Yr: \$3,606.00/2019
Assmt/Yr:
Survey/Yr:

Office Information

List Office #1: RIDEAU REALTY LIMITED, Brokerage

Conditional/Sold/Other Information

FD:
DOM: 14
SRD:
PR:
SD:
CD:
SP: