



**STEVE WELLS**  
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22-Oct-2020

7 OAK STREET, Smiths Falls K7A 2B8

ML#: 1211955

Price Change



**Status:** Active  
**Dist/Neigh:** 901- Smiths Falls  
**Municipality:** Smiths Falls  
**Neigh Name:** 37.01 ' x 75 '  
**Lot Size:** 37.01 ' x 75 '  
**Zoning:** RESIDENTIAL  
**Zoning Desc:** RESIDENTIAL  
**Legal Desc:** PT LOT 11N/S OAK ST PL 13884 LANARK SOUTH ELMSLEY AS IN RS78908 SMITHS FALLS

**List Price:** \$269,000  
**Sub Type:** Residential  
**Fronting:** South  
**# Acres:**  
**SqFt:**  
**Seasonal:**

Directions/Remarks

**Directions:** In Smiths Falls off Brockville Ave turn onto Oak Street on left side see realtor sign.

**Public Remarks:** Just unpack and move in! Lots of updates. The list of improvements and upgrades is quite extensive so I hope I have room to post all of them so here it goes. New furnace, air conditioner, water tank, windows, doors, floors, paint, trim .There are 4 stainless steel kitchen appliances included as well as newer washer and dryer. Now on to describing your new home....on main level there is mud room/laundry room with 2 pc washroom. You then enter your kitchen which flows into your open concept living area and dining area. In front of the house is a nice sized covered front porch. Upstairs there are 3 generous bedrooms with master being slightly larger. 4 pc bathroom concludes the upstairs part of this house. There is a semi fenced back yard with ample room to put a play structure, shed or small pool or garden. There is parking for 2 vehicles in front on the paved driveway.

Property Information

|  |                       |                                 |                        |
|--|-----------------------|---------------------------------|------------------------|
| <b>Style:</b> Detached   | <b>Type:</b> 2 Storey | <b>Total Beds:</b> 3            | <b>Total Baths:</b> 2  |
| <b>Builder:</b>  | <b>Model:</b>         | <b>Beds AG:</b> 3               | <b>FB/PR Bths:</b> 1/1 |
| <b>Year Built:</b> Unknown   | <b>#Gar:</b> 0        | <b>Beds BG:</b> 0               | <b>Ensuites:</b> 0     |
| <b>Parking Desc:</b> Open  |                       | <b>#Cover:</b> 0                | <b>Total Park:</b> 2   |
| <b>Heat Desc:</b> Forced Air   |                       | <b>Heat Fuel:</b> Natural Gas   |                        |
| <b>Air Conditioning:</b> Central   |                       | <b>Roof:</b> Asphalt Shingle    |                        |
| <b>Water Supply:</b> Municipal   |                       | <b># FP:</b>                    | <b>FP Fuel:</b>        |
| <b>Exterior Finish:</b> Brick  |                       | <b>Sewer:</b> Sewer Connected   |                        |
| <b>Foundation:</b> Block   |                       | <b>Construction:</b>            |                        |
| <b>Basement Desc:</b> Cellar   |                       | <b>Basement Dev:</b> Unfinished |                        |
| <b>Floor Covering:</b> Laminate, Other (See Remarks)                                 |                       | <b>Fire Retrofit:</b> No        |                        |
| <b>Appliances Incl:</b> Dishwasher, Dryer, Microwave, Refrigerator, Stove, Washer    |                       |                                 |                        |
| <b>Feat/Equip Incl:</b> Built-In Vacuum, Hot Water Tank, Smoke Detector              |                       |                                 |                        |
| <b>Site Influences:</b> Fenced Yard, Flat Site                                       |                       |                                 |                        |
| <b>Neigh Influences:</b> Golf Nearby, Paved Road, Playground Nearby, Shopping Nearby |                       |                                 |                        |
| <b>Rental Equip:</b> N/A   |                       |                                 |                        |
| <b>Restrictions:</b> Unknown   |                       |                                 |                        |

Room Information

| Rm Type | Level | Dimensions    | Rm Type | Level | Dimensions | Rm Type | Level | Dimensions    | Rm Type | Level | Dimensions   |
|---------|-------|---------------|---------|-------|------------|---------|-------|---------------|---------|-------|--------------|
| LIVRM   | Main  | 11'7" x 11'6" | DINRM   | Main  | 13' x 9'8" | KITCH   | Main  | 13'6" x 10'2" | MUDRM   | Main  | 12'6" x 11'  |
| EPRCH   | Main  | 11' x 5'8"    | MBED    | 2nd   | 12' x 8'8" | BEDRM   | 2nd   | 11'2" x 10'   | BEDRM   | 2nd   | 10'8" x 8'6" |
| BATH4   | 2nd   | 10' x 9'      |         |       |            |         |       |               |         |       |              |

Other Property Information

**Assoc/POTL Fee:** \$0  
**Fee Freq:** N/A  
**Taxes/Yr:** \$2,355.00/2020  
**Assmt/Yr:**  
**Survey/Yr:**

Office Information

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

Conditional/Sold/Other Information

**FD:**  
**DOM:** 26  
**SRD:**  
**PR:**  
**SD:**  
**CD:**  
**SP:**