

**STEVE WELLS**

Salesperson

RIDEAU REALTY LIMITED, Brokerage

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**142 HENRY STREET, Cardinal K0E 1E0****ML#:** 1363364

**Status:** Active  
**Dist/Neigh:** 807- Edwardsburgh/Cardinal Twp  
**Municipality:**  
**Neigh Name:** Cardinal  
**Lot Size:** 77' x 104.5'  
**Zoning:**  
**Zoning Desc:** Residential  
**Possession:** Immediate  
**Legal Desc:** LT 260 PL 25 CARDINAL; EDWARDSBURGH/CARDINAL

**List Price:** \$389,000  
**Sub Type:** Residential  
**Fronting:** East  
**# Acres:**  
**Seasonal:**

**Directions/Remarks****Directions:**

From Hwy 401 take exit 730 and go South on Shanly Rd. Follow for approx 3km. Continue onto Dundas St. Follow for approx 400 m and then turn right onto Henry St. Follow for approx 100 m and the property is to the right hand side. Driveway on Munro St.

**Public Remarks:**

Fall in love with this stunning century home located in the heart of Cardinal, steps away from the St. Lawrence River. This home is situated on a corner lot with a large fenced in yard and comes equipped with a 1 car detached garage w/ electrical. Main floor features an open concept living/dining area that flows into the Kitchen, a 3 piece washroom with laundry & the primary bedroom. However, with 4 bedrooms upstairs, it leaves you room to utilize the downstairs bedroom as a space for a family room, play room, etc! Upstairs features a den/sitting area, 4 great size rooms and a 3 piece washroom. This home has been beautifully maintained and upgraded while still preserving the charm and character of a century home. With the newer boiler (2016 approx), new roof (2023), new electrical throughout (2020 approx), refinished hardwood on main floor (2022 approx), and newly upgraded bathrooms (2023), it doesn't leave much for you to do other than moving in! Call and book a showing today!

**Property Information**

<b>Style:</b>	Detached	<b>Type:</b>	2 Storey	<b>Total Beds:</b>	5	<b>Total Baths:</b>	2
<b>Builder:</b>		<b>Model:</b>		<b>Beds AG:</b>	5	<b>FB/PR Bths:</b>	2/0
<b>Year Built:</b>	1902/Approx	<b>#Gar:</b>	1	<b>Beds BG:</b>	0	<b>Ensuities:</b>	0
<b>Parking Desc:</b>	1 Garage Detached			<b>#Cover:</b>	1	<b>Total Park:</b>	3
<b>Heat Desc:</b>	Forced Air, Other (See Remarks)			<b>Heat Fuel:</b>	Natural Gas		
<b>Air Conditioning:</b>	Wall Unit			<b>Roof:</b>	Asphalt Shingle		
<b>Water Supply:</b>	Municipal			<b># FP:</b>	1	<b>FP Fuel:</b>	Gas
<b>Exterior Finish:</b>	Wood			<b>Sewer:</b>	Sewer Connected		
<b>Foundation:</b>	Block, Stone			<b>Construction:</b>	Unfinished		
<b>Basement Desc:</b>	Low			<b>Basement Dev:</b>	N/A		
<b>Floor Covering:</b>	Hardwood			<b>Fire Retrofit:</b>	N/A		
<b>Appliances Incl:</b>	Dryer, Hood Fan, Microwave, Refrigerator, Stove, Washer						
<b>Feat/Equip Incl:</b>	Above Ground Pool, Drapes, Window Blinds, Other (See Remarks)						
<b>Neigh Influences:</b>	Water Nearby						
<b>Rental Equip:</b>	NONE						
<b>Secondary Dwelling Unit (SDU):</b>	No						

**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>
FOYER	Main	17'6" x 8'0"	LIVRM	Main	13'3" x 13'3"	DINRM	Main	15'0" x 12'0"	BATH3	Main	11'1" x 9'0"
KITCH	Main	15'3" x 14'7"	PRBED	Main	20'0" x 14'0"	SUNRM	Main	15'0" x 4'6"	BEDRM	2nd	12'7" x 10'6"
BEDRM	2nd	11'7" x 11'3"	BEDRM	2nd	10'4" x 8'2"	BEDRM	2nd	11'4" x 6'10"	DEN	2nd	15'0" x 10'5"
BATH3	2nd	11'8" x 4'5"									

**Pets Allowed:****Other Property Information**

<b>Taxes/Yr:</b>	\$1,774.00/2023	<b>Assmt/Yr:</b>		<b>Survey/Yr:</b>	
<b>Assoc/POTL Fee:</b>	\$0.00				

**Office Information**

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

**Conditional/Sold/Other Information**

<b>FD:</b>		<b>PR:</b>		<b>CD:</b>	
<b>DOM:</b>		<b>SD:</b>		<b>SP:</b>	
<b>SRD:</b>					

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