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7395 ROGER STEVENS DRIVE, Smiths Falls K7A 4S6

ML#: 1405728



Status: Active
Dist/Neigh: 902- Montague Twp
Municipality: Montague
Neigh Name: Montague
Lot Size: 120' x 120'
Zoning: Residential
Zoning Desc: Residential
Possession: TBD
Legal Desc: PT LT 28 CON 4 MONTAGUE AS IN MT8616; MONTAGUE

List Price: \$349,900
Sub Type: Residential
Fronting: North
Acres: 0.357
Seasonal:

Directions/Remarks

Directions: From Beckwith St S in Smiths Falls, turn right on Cornelia St E, follow the road for 1.2km and the property will be on the right side.

Public Remarks: Introducing 7395 Roger Stevens Dr, a charming 2 bed 1 bath home located just outside the beautiful town of Smith Falls. This property comes equipped with a detached garage with electrical. The highlight of this home has to be the gorgeous, covered back deck perfect for entertaining, which also comes equipped with a 6 person hot tub. Recent updates within the last few years include, laminate flooring in the bedrooms/kitchen, tile flooring in bathroom, updated kitchen (2017), roof (2018), pellet stove (2018), Furnace (2019), deck (2019), well pump & foot valve (2023). Whether you're a first-time buyer eager to step into the housing market or someone seeking to downsize, this home has much to offer! Don't miss the chance to make this home your own, call today!

Property Information

Style: Detached
Builder: Unknown
Year Built: 1
Parking Desc: 1 Garage Detached
Heat Desc: Forced Air
Air Conditioning: Central
Water Supply: Drilled Well

Type: Bungalow(1 Storey)
Model: 1
#Gar: 1

Total Beds: 2
Beds AG: 2
Beds BG: 0
#Cover: 1
Heat Fuel: Other (See Remarks), Propane
Roof: Asphalt Shingle
FP: 1
FP Fuel: Other (See Remarks)

Exterior Finish: Siding
Foundation: Poured Concrete
Basement Desc: Full
Floor Covering: Hardwood, Laminate
Appliances Incl: Dishwasher, Dryer, Refrigerator, Stove, Washer
Feat/Equip Incl: Hot Tub
Site Influences: Deck, Flat Site
Neigh Influences: Golf Nearby, Recreation Nearby, Shopping Nearby, Water Nearby
Rental Equip: Propane tank (x2)
Restrictions: Unknown
Secondary Dwelling Unit (SDU): No

Sewer: Septic Installed
Construction: Unfinished
Basement Dev: N/A
Fire Retrofit: N/A

Room Information

Rm Type	Level	Dimensions	Rm Type	Level	Dimensions	Rm Type	Level	Dimensions	Rm Type	Level	Dimensions
KITCH	Main	14'9" x 8'1"	DINRM	Main	14'9" x 9'2"	LIVRM	Main	10'1" x 17'3"	PRBED	Main	10'5" x 11'10"
BEDRM	Main	8'11" x 11'10"	BATH4	Main	5'0" x 7'5"	UTIL	Bsmt	24'10" x 16'11"	STORE	Bsmt	14'5" x 11'4"
STORE	Bsmt	9'11" x 11'4"									

Pets Allowed:

Other Property Information

Taxes/Yr: \$2,059.00/2024
Assoc/POTL Fee: \$0.00
Multimedia URL: <https://360panos.org/panos/7395RogerStevensDrive/>

Assmt/Yr:
Survey/Yr:

Office Information

List Office #1: RIDEAU REALTY LIMITED, Brokerage

Conditional/Sold/Other Information

FD:
DOM:
SRD:

PR:
SD:

CD:
SP: