



7395 ROGER STEVENS Dr **List: \$344,999 For: Sale**
Montague Ontario K7A 4S6
 Montague 902 - Montague Twp Lanark
SPIS: N **Taxes: \$2,059.97/2024** **DOM: 1**

Detached **Front On: N** **Rms: 5**
Link: N **Acre: < .50** **Bedrooms: 2 + 0**
 Bungalow **Washrooms: 1**
 1x4xMain

Lot: 120 x 120 Feet Irreg:
Dir/Cross St:
 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.

MLS#: X11931488 **PIN#: 052650131**
Possession Remarks: TBD

Kitchens: 1 + 0	Exterior: Vinyl Siding	Zoning: Residential
Fam Rm: Y	Drive: Mutual	Cable TV:
Basement: Full / Unfinished	Gar/Gar Spcs: Detached / 1	Hydro:
Fireplace/Stv: Y	Drive Park Spcs: 6	Gas:
Heat: Forced Air / Propane	Tot Prk Spcs: 7	Phone:
A/C: Central Air	UFFI:	Water: Well
Central Vac: N	Pool: None	Water Supply: Drilled Well
Apx Age:	Energy Cert:	Sewer: Septic
Apx Sqft:	Cert Level:	Spec Desig: Unknown
Assessment:	GreenPIS:	Farm/Agr:
POTL:	Prop Feat: Family Room, Fireplace/Stove, Golf, Hospital, Park	Waterfront:
POTL Mo Fee:		Retirement:
Elevator/Lift:		Oth Struct: Workshop
Laundry Lev:		
Phys Hdcap-Eqp:		

Topography: Level **Easements/Restrict:** Unknown

#	Room	Level	Length (ft)	Width (ft)	Description
1	Kitchen	Main	14.73	x 8.07	Combined W/Dining
2	Dining	Main	14.73	x 9.15	Combined W/Kitchen
3	Living	Main	10.07	x 17.22	
4	Prim Bdrm	Main	10.4	x 11.81	
5	Br	Main	8.89	x 11.81	
6	Bathroom	Main	4.99	x 7.41	
7	Utility	Bsmt	24.8	x 16.9	
8	Other	Bsmt	14.4	x 11.32	
9	Other	Bsmt	9.91	x 11.32	

Client Remks: Welcome home to 7395 Roger Stevens Dr, a charming two (2) bed one (1) bath home located just outside the beautiful town of Smiths 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, 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!

Extras:
Listing Contracted With: RIDEAU REALTY LIMITED **Ph:** 613-272-5000