

	701 Laurier Blvd Brockville Ontario K6V 5Y3 Brockville 810 - Brockville Leeds and Grenville SPIS: N Taxes: \$2,824/2024 DOM: 0			List: \$459,000 For: Sale		
	Detached Link: N Bungalow		Front On: S Acre:		Rms: 6 + 3 Bedrooms: 2 + 1 Washrooms: 2 1x4xMain, 1x3xLower	
	Lot: 55 x 105 Feet Irreg: Dir/Cross St: Laurier Blvd and Borden Cres					
	MLS#: X12218943 PIN#: 441860117 Possession Remarks: TBD					
Kitchens: 1 Fam Rm: Y Basement: Finished / Full Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: N Apx Age: Apx Sqft: 700-1100 Assessment: 2024 POTL: POTL Mo Fee: Elevator/Lift: Laundry Lev: Phys Hdcap-Eqp:			Exterior: Alum Siding Drive: Gar/Gar Spcs: None / 0 Drive Park Spcs: 2 Tot Prk Spcs: 2 UFFI: Pool: None Energy Cert: Cert Level: GreenPIS: Prop Feat: Family Room, Fireplace/Stove		Zoning: Cable TV: Hydro: Gas: Phone: Water: Municipal Water Supply: Sewer: Sewers Spec Desig: Unknown Farm/Agr: Waterfront: Retirement: Oth Struct:	
Topography: Flat						
#	Room	Level	Length (ft)	Width (ft)	Description	
1	Kitchen	Main	9.45	x 10.89		
2	Dining	Main	12.3	x 9.06		
3	Living	Main	17.72	x 14.63		
4	2nd Br	Main	11.06	x 10.73		
5	3rd Br	Main	10.56	x 8.86		
6	Prim Bdrm	Lower	20.08	x 11.42		
7	Family	Lower	12.93	x 21.39		
8	Utility	Lower	14.3	x 10.17		
Client Remks: Welcome to this beautifully maintained 2+1 bed, 2 full bath split-level bungalow in Brockville. Step inside to an inviting open-concept main floor, featuring a bright and spacious living room that flows seamlessly into the large kitchen and dining area, ideal for both everyday living and entertaining. Two well-appointed bedrooms and a full 4pc bath complete the main level, offering plenty of natural light and storage. The fully finished lower level provides excellent additional living space, boasting a generous family room with a cozy gas fireplace, perfect for relaxing evenings, movie night or hosting guests. The spacious primary bedroom retreat, filled with great natural light, is currently located on the lower level, providing for extra privacy. A second full bathroom, laundry and utility rooms complete this versatile space. Outdoors, enjoy a level, fenced backyard perfect for kids, pets, or simply unwinding. The large patio with a pergola creates an inviting outdoor dining and gathering area for family and friends. A good-sized shed adds practical storage for tools, bikes, or seasonal items. Whether you're starting out, downsizing, or looking for flexible living space for a growing family, this home offers it all and in a welcoming community close to schools, parks, shopping, and amenities. Wonderful opportunity to own a move in ready home in the heart of Brockville.						
Extras:						
Listing Contracted With: <u>RIDEAU REALTY LIMITED</u> Ph: 613-272-5000						