



BRENDON PAUL STITT
 Real Estate Agent
 REALTY EXECUTIVES REAL ESTATE LTD , Brokerage
 Ph: 613-556-0813
 "List It with Stitt"



2024-05-30

679 ARMSTRONG LINE, Maberly KOH 2B0

ML#: 1393950

New Listing!



Status: Active
List Price: \$549,900
Dist/Neigh: 905- Bathurst/Burgess & Sherbrooke (S Sherbrooke) Twp Bathurst; N Burgess & S
Sub Type: Residential
Municipality: Sherbrooke Twp
Fronting: West
Neigh Name: Maberly
Acres: 1.281
Lot Size: 205.69' x 0'
SqFt:
Zoning: RURAL - Rural Countryside (RU)
Seasonal: No
Zoning Desc: Residential
Legal Desc: PT LT 9 CON 7 SOUTH SHERBROOKE PT 1, 27R3349; TWP OF BATH BURG SHERB

Directions/Remarks

Directions: Off Hwy 7 turn in Maberly turn onto Armstrong Line, continue to where the paved road becomes gravel and about a KM up from that on the left. Sign on the property and visible.

Public Remarks: Escape to the tranquility of country living! Imagine your days w/ a thrilling ride on the nearby ATV/Snowmobile trail or launching your boat for a day on the water, all within mins of your doorstep. Nestled between the vibrant cities of Ottawa & Kingston, this spacious PRE-INSPECTED 4-bedroom home offers the perfect blend of rural serenity & urban convenience. Not to mention, it's only an 18-min drive to beautiful Heritage Perth, ON. Situated on a PRIVATE 1.28-acre lot with no rear neighbours & the convenience of a 2-car garage w/ practical workshop & a spacious front porch where you can unwind. Inside, discover a lrg primary bedroom w/ convenient 2-pc ensuite & roomy walk-in. Fall asleep to the sound of raindrops on the metal roof & wake up to the melodic chirping of birds. Envision yourself hosting summer BBQs, savouring refreshing beverages & relishing the aroma of fresh cut grass! Take Hwy 7 to Armstrong Line & experience this charming home in need of only MINOR TLC for yourself!

Property Information

Style: Detached
Builder:
Year Built: 1986/Approx
Parking Desc: 2 Garage Attached
Heat Desc: Baseboard, Forced Air
Air Conditioning: None
Water Supply: Drilled Well
Exterior Finish: Siding, Stone, Vinyl
Foundation: Block
Basement Desc: Full
Floor Covering: Carpet W/W & Mixed, Ceramic, Vinyl
Appliances Incl: Dryer, Freezer, Hood Fan, Microwave, Refrigerator, Stove, Washer
Feat/Equip Incl: Ceiling Fan, Hot Water Tank, Smoke Detector, Storage Shed
Site Influences: Hydro, No Rear Neighbours, Private, School Bus
Neigh Influences: Golf Nearby, Recreation Nearby, Water Nearby
Exclusions: N/A
Rental Equip: Propane Tanks
Restrictions: Unknown
Assistive Feat: No
Secondary Dwelling Unit (SDU):No

Type: 2 Storey
Model:
#Gar: 2

Total Beds: 4
Beds AG: 4
Beds BG: 0
#Cover: 2
Heat Fuel: Electricity, Propane
Roof: Metal
FP:
Sewer: Septic Installed
Construction:
Basement Dev: Unfinished
Fire Retrofit: N/A

Total Baths: 3
FB/PR Bths: 1/2
Ensuites: 1
Total Park: 10

Room Information

Rm Type	Level	Dimensions	Rm Type	Level	Dimensions	Rm Type	Level	Dimensions	Rm Type	Level	Dimensions
FOYER	Main	9'0" x 10'2"	BATH2	Main	4'9" x 5'1"	LIVRM	Main	25'7" x 11'9"	DINRM	Main	12'6" x 13'1"
KITCH	Main	15'5" x 13'1"	STORE	Main	16'8" x 7'5"	EPRCH	Main	23'3" x 7'5"	DEN	Main	11'5" x 12'5"
LAUND	Main	13'5" x 7'4"	OTHER	Bsmt	39'6" x 25'5"	WKSHF	Other	14'2" x 13'5"	BATH4	2nd	9'9" x 9'9"
BEDRM	2nd	15'2" x 8'5"	BEDRM	2nd	9'9" x 13'0"	BEDRM	2nd	9'9" x 13'3"	ENS2PC	2nd	7'5" x 4'0"
WALKIN	2nd	7'0" x 7'4"	MBED	2nd	18'0" x 11'9"						

Other Property Information

Assoc/POTL Fee: \$0.00
Taxes/Yr: \$3,016.00/2022
Multimedia URL: <https://www.youtube.com/watch?v=ejuEYQQINpU>
Alt Feature Sheet: <https://listitwithstitt.com/679-armstrong-line-in%2C-maberly>
Add Images URL: <https://listings.revelmarketingagency.com/679-Armstrong-Line-Maberly-ON-KOH-2B0-Canada>

Assmt/Yr: \$300,000/2016
Survey/Yr:

Office Information

List Office #1: REALTY EXECUTIVES REAL ESTATE LTD, Brokerage

Conditional/Sold/Other Information

FD:
DOM: 3
SRD:

PR:
SD:

CD:
SP:

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