



10-May-2023

6 WILMOT YOUNG PLACE, Brockville K6V 7H3

ML#: 1334558

Price Change



Status: Active
Dist/Neigh: 810- Brockville
Municipality:
Neigh Name: North End
Lot Size: 21' x 98.35'
Zoning: RESIDENTIAL - Residential Fourth Density
Zoning Desc: (4)
Possession: R4 Gen. Residential
Legal Desc: Immediate - 30 days
List Price: \$379,000
Sub Type: Residential
Fronting: West
Acres:
Seasonal:
Legal Desc: PT LT 1 PL 403 PT 10 TO 14, 28R9088; S/T & T/W LR269677; BROCKVILLE CITY, LEEDS COUNTY

Next OH: **Public: Sat May 13, 11:00AM-12:00PM**

Directions/Remarks

Directions: From the intersection of Stewart Blvd (Highway 29) and Laurier Blvd, turn onto Laurier Blvd. Willmot Young Place is immediately to your left across from the Toyota dealership.

Public Remarks: Brockville - These desirable units don't hit the market too often, but when they do they are very sought after. This 2 storey unit boasts 3 bedrooms, 1.5 baths and is located on a quiet cul-de-sac in Brockville's north end. This adult oriented community is a perfect setting for those buyers looking to downsize and not having to worry about snow removal or grass cutting. With the exception of the first 3 months after being built, the current sellers have been here since new. The layout is extremely comfortable with a main floor natural gas fireplace, newer laminate flooring. The kitchen has clean white lines with a tastefully chosen backsplash, granite counter tops and flooring. The 2nd level has spacious bedrooms and and large 4 piece bath. The backyard has a generous sized deck with a roll out awning for those hot days, as well as a natural gas BBQ hookup and newer A/C unit. This well maintained property is just what you're looking for. 48 hour irrevocable on all offers.

Property Information

Style:	Row Unit	Type:	2 Storey	Total Beds:	3	Total Baths:	2
Builder:		Model:		Beds AG:	3	FB/PR Bths:	1/1
Year Built:	1996/Approx	#Gar:	1	Beds BG:	0	Ensuites:	0
Parking Desc:	1 Garage Attached			#Cover:	1	Total Park:	2
Heat Desc:	Forced Air			Heat Fuel:	Natural Gas		
Air Conditioning:	Central			Roof:	Asphalt Shingle		
Water Supply:	Municipal			# FP:	1	FP Fuel:	Gas
Exterior Finish:	Brick			Sewer:	Sewer Connected		
Foundation:	Poured Concrete			Construction:			
Basement Desc:	Full			Basement Dev:	Partly Finished		
Floor Covering:	Carpet Wall To Wall, Ceramic, Laminate			Fire Retrofit:	N/A		
Appliances Incl:	Dishwasher, Dryer, Microwave, Refrigerator, Stove, Washer						
Feat/Equip Incl:	Air Exchanger, Auto Garage Door Opener, Bar-B-Que, Central/Built-In Vacuum, External Natural Gas Hookup, Other (See Remarks)						
Site Influences:	Adult Oriented, Fully Serviced						
Neigh Influences:	Highspeed Available, Paved Road, Public Transit Nearby, Shopping Nearby						
Rental Equip:	Hot water tank						
Restrictions:	Unknown						
Secondary Dwelling Unit (SDU):	No						

Room Information

Rm Type	Level	Dimensions	Rm Type	Level	Dimensions	Rm Type	Level	Dimensions	Rm Type	Level	Dimensions
FOYER	Main	9'0" x 5'11"	BATH2	Main	7'3" x 2'10"	KITCH	Main	10'8" x 8'0"	DINRM	Main	11'0" x 8'2"
LIVRMFP	Main	17'0" x 11'8"	BEDRM	2nd	13'5" x 10'0"	BEDRM	2nd	14'0" x 9'10"	PRBED	2nd	18'2" x 11'11"
BATH4	2nd	8'6" x 8'0"	WKSHP	Lower	11'6" x 11'2"	LAUND	Lower	8'4" x 11'6"	UTIL	Lower	16'6" x 8'4"

Pets Allowed:

Other Property Information

Assoc/POTL Fee: \$720
Fee Freq: Annual
Alt Feature Sheet: <https://jonlabrash.ca/6-wilmot-yonge-pl>
Add Images URL: <https://jonlabrash.ca/6-wilmot-yonge-pl>
Taxes/Yr: \$2,926.00/2022
Assmt/Yr:
Survey/Yr:

Office Information

List Office #1: ROYAL LEPAGE PROALLIANCE REALTY, Brokerage

Conditional/Sold/Other Information

FD:
DOM: 26
SRD:
PR:
SD:
CD:
SP:

All rights reserved. Information herein deemed reliable but not guaranteed. Generated on 05/10/2023 3:15:50 PM