

Listed: \$289,000



605 East St. E. Cardinal, ON K0E 1E0

Cardinal - This charming 2 bedroom, 1 bath starter home is on the market and waiting for you to come see it. With prices going up and affordable homes harder to find, this one allows for the first time home buyer to get in the market and begin to build equity. It could also be a nice property for those looking for a downsize. Located in the village of Cardinal, this well maintained home is essentially move-in ready. The basement is unfinished and could be nice additional square footage if needed. The tidy, fenced in back yard gives you space for your puppies or a nice quiet place to read a book. Come view this great new listing today. 24 hour irrevocable on all offers.



Jon LaBrash
Modern Brock Group Realty,
Brokerage

613.246.1870
jlabrash@bell.net
<https://jonlabrash.ca>

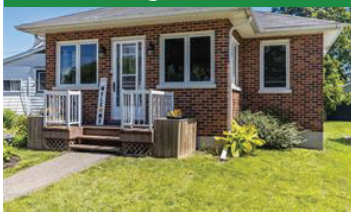


05-Jul-2024

605 EAST STREET E, Cardinal KOE 1E0

ML#: 1400350

New Listing!



Status: Active
Dist/Neigh: 807- Edwardsburgh/Cardinal Twp
Municipality: Cardinal
Neigh Name: East End Of Cardinal
Lot Size: 39.99 ' x 75 '
Zoning: RESIDENTIAL - Residential Second Density Zone (R2)

List Price: \$289,000
Sub Type: Residential
Fronting: East
Acres:
Seasonal: No

Zoning Desc:
Possession: 30-60 days

Legal Desc: PT LT 54 PL 25 CARDINAL AS IN PR99882; EDWARDSBURGH/CARDINAL TOWNSHIP, GRENVILLE COUNTY

Next OH: **Public: Sat Jul 6, 10:30AM-11:30AM**

Directions/Remarks

Directions: From County Road 2, turn south on Bridge St. to Dundas St. Turn east on Dundas St. and travel to East St. E. Property is the second property from the corner on the east side of the street.

Public Remarks: Cardinal - This charming 2 bedroom, 1 bath starter home is on the market and waiting for you to come see it. With prices going up and affordable homes harder to find, this one allows for the first time home buyer to get in the market and begin to build equity. It could also be a nice property for those looking for a downsize. Located in the village of Cardinal, this well maintained home is essentially move-in ready. The basement is unfinished and could be nice additional square footage if needed. The tidy, fenced in back yard gives you space for your puppies or a nice quiet place to read a book. The detached garage is a fantastic space for those looking for a workshop or to turn into an additional seasonal family space. Come view this great new listing today. 24 hour irrevocable on all offers.

Property Information

Style:	Detached	Type:	Bungalow(1 Storey)	Total Beds:	2	Total Baths:	1
Builder:		Model:		Beds AG:	2	FB/PR Bths:	1/0
Year Built:	1955/Approx	#Gar:	1	Beds BG:	0	Ensuites:	0
Parking Desc:	1 Garage Detached			#Cover:	1	Total Park:	2
Heat Desc:	Forced Air			Heat Fuel:	Natural Gas		
Air Conditioning:	Central			Roof:	Asphalt Shingle		
Water Supply:	Municipal			# FP:		FP Fuel:	
Exterior Finish:	Brick, Siding			Sewer:	Sewer Connected		
Foundation:	Block			Construction:			
Basement Desc:	Full			Basement Dev:	Unfinished		
Floor Covering:	Hardwood, Laminate, Vinyl			Fire Retrofit:	N/A		
Appliances Incl:	Dryer, Microwave, Refrigerator, Stove, Washer						
Feat/Equip Incl:	Ceiling Fan, Drapes, Smoke Detector, Window Blinds, Other (See Remarks)						
Site Influences:	Fenced Yard, Fully Serviced, Municipal Water, Natural Gas						
Neigh Influences:	Cable Available, Recreation Nearby, Water Nearby						
Rental Equip:	Hot Water Tank (Reliance)						
Restrictions:	Unknown						
Secondary Dwelling Unit (SDU):	No						

Room Information

<u>Rm Type</u>	<u>Level</u>	<u>Dimensions</u>	<u>Rm Type</u>	<u>Level</u>	<u>Dimensions</u>	<u>Rm Type</u>	<u>Level</u>	<u>Dimensions</u>	<u>Rm Type</u>	<u>Level</u>	<u>Dimensions</u>
KITCH	Main	14'3" x 11'4"	LIVRM	Main	11'3" x 11'5"	PRBED	Main	11'5" x 9'0"	BEDRM	Main	8'7" x 11'4"
PORCH	Main	14'7" x 7'1"	BATH3	Main	5'1" x 6'2"	OTHER	Bsmt	28'4" x 23'1"	EATNG	Main	11'3" x 6'6"

Pets Allowed:

Other Property Information

Taxes/Yr: \$1,420.00/2023
Assmt/Yr:
Survey/Yr:
Assoc/POTL Fee: \$0.00
Multimedia URL: <https://studio-2-photography.aryeo.com/sites/605-east-st-cardinal-on-k0e-1e0-10286703/branded>
Add Images URL: <https://jonlabrash.ca/605-east-st-e>

Office Information

List Office #1: MODERN BROCK GROUP REALTY LIMITED, Brokerage

Conditional/Sold/Other Information

FD:
DOM: 0
SRD:
PR:
SD:
CD:
SP: