



1290 County Road 2, W. Brockville

List Price: \$369,000

Presented by: Jon LaBrash, Sales Representative
Royal LePage ProAlliance Realty, Brokerage
"Independently Owned and Operated"
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Not intended to solicit buyers currently under contract.
* Top 5% percentile of all residential market sales in representatives' earnings





Elizabethtown-Kitley Twp. - Located just west of the city of Brockville is a terrific multi-level property with loads of potential. Boasting 3 bedrooms and 2 full baths, this home is nestled on an approx. 1.67 acre lot with plenty of trees and loads of privacy. Bring the many vegetable and flower gardens back to life for your enjoyment. The metal roof, vinyl siding and vinyl windows will keep the exterior of the home protected for years to come. While you are in the country, you are on municipal water from the city of Brockville. There is also a well on the property for watering your flowers/gardens. The interior has a unique multi-level design with the primary bedroom on the main level and two bedrooms on the second level. Each with there own bath. The kitchen and eat-in area are generous in size with plenty of storage and counter space with the center island. Come view this affordable property today. It checks off a lot of what you are looking for! Immediate possession is possible. NO CONVEYANCE OF ANY WRITTEN SIGNED OFFERS prior 11:00 a.m. on the 1st day of September, 2022. Please have offers submitted by 10:00 a.m. on September 1st, 2022. No escalation clauses. 24 hour irrevocable on all offers. Inclusions: Stove, Fridge, Dishwasher ("as is"), Washer, Dryer ("as is"), Freezer, Amish sheds, Car cover, Light fixtures/fans, Window coverings, Tractor negotiable. Taxes: \$2,065 (2022)

