



Welcome to 440 King Street, West



440 King St. W. Brockville K6V 3S6

List Price: \$229,000

Presented by: Jon LaBrash, Sales Representative
Royal LePage ProAlliance Realty, Brokerage
"Independently Owned and Operated"
2A-2495 Parkedale Ave. Brockville, ON. K6V 3H2





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Not intended to solicit buyers currently under contract.
* Top 5% percentile of all residential market sales in representatives' earnings







Brockville - First time available for sale since 1975, this home on the west end of Brockville is priced to sell. With 4 bedrooms and 1.5 baths, there is plenty of room for your family. The property is being sold 'As Is' but don't let that scare you off from seeing this one. A little elbow grease and a decorative vision will go a long way to making this house your new home. The location is within walking distance of the downtown core, playground and the waterfront. The kitchen has plenty of space for entertaining and includes a corner desk area and modern cabinetry. All appliances are included in the sale. While there isn't much of a front yard, there is a large backyard that is great for kids and pets. Additional parking at the back of the property accessible from Cedar Street. Roof is a newer architectural shingle. Offers to be presented at 1:00 pm on the 11th day of November, 2022. Sellers (co-executors) reserve the right to review and may accept a pre-emptive offer.

Inclusions: Stove, Fridge, Dishwasher, Washer, Dryer, Microwave (all 'As Is'), Light Fixtures, Window Coverings

Taxes: \$2,444(2022) *Buyer to verify.

