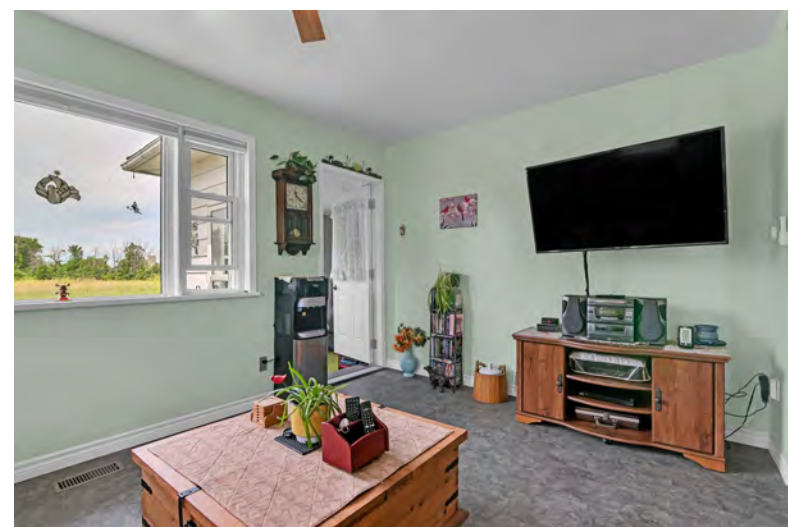




3189 Howe Road, Lyn, ON. K0E 1M0

Listed at: \$289,000

Presented by:

Jon LaBrash
Sales Representative

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Jon LaBrash

Sales Representative

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Not intended to solicit buyers already under contract.



Room Information

MAIN FLOOR

4pc Bath: 4'11" x 5'6" (4.9' x 5.5') | 27 sq ft

Bedroom: 7'3" x 9'6" (7.3' x 9.5') | 69 sq ft

Foyer: 7'2" x 15'1" (7.1' x 15.1') | 108 sq ft

Garage: 19'7" x 26'11" (19.6' x 26.9') | 439 sq ft

Kitchen: 12'9" x 13'4" (12.7' x 13.3') | 170 sq ft

Living: 10'3" x 14' (10.3' x 14') | 144 sq ft

Mudroom: 5'8" x 9'7" (5.7' x 9.6') | 54 sq ft

Primary: 10'2" x 8'9" (10.2' x 8.8') | 89 sq ft



BASEMENT

Storage: 6'9" x 14'6" (6.7' x 14.5') | 98 sq ft

Storage: 11'6" x 13'7" (11.5' x 13.6') | 155 sq ft

Unfinished: 23'6" x 25'2" (23.5' x 25.2') | 418 sq ft

First time on the market since the 1980s! This quaint affordable country home is located just minutes outside the village of Lyn and only 15 minutes to the city of Brockville. Just move in and enjoy the comforts of the country in this 2 bedroom, 1 bath bungalow. Ideal for the first time homebuyer and definitely cheaper than renting. Sit on your back deck and relax to the quiet sounds of the many birds. It's peaceful there is no doubt about it. The roof was replaced in 2014. A new septic was installed in 2017. There is ample space between your neighbour that includes a large Amish shed that is included with the sale. Don't wait on this one as it's sure to be a favourite of first time buyers and those looking for the quietness of the country. Offers to be presented at 12:00 pm on July 24th, 2023, however the sellers reserve the right to review and may accept a pre-emptive offer.

Inclusions: Refrigerator, Stove, Microwave, Washer, Dryer, All Light Fixtures & Fans, TV Antenna, All Window Coverings & Blinds, Wardrobe in Front Foyer, TV Mounts, Dehumidifier, Water Softener & UV Light, Window A/C units x2, Closet Organizers. Riding lawn mower and snow blower can be purchased or included in the sale with the right offer.

