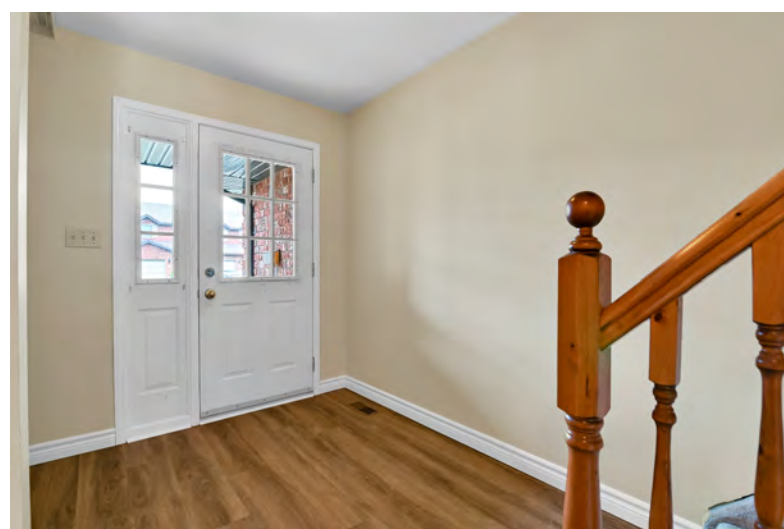




1155 Cuthbertson Avenue, Brockville, ON K6V 7A7

Listed at: \$279,000

Presented by:



Jon LaBrash

Sales Representative

Royal LePage ProAlliance Realty, Brokerage

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Not intended to solicit buyers already under contract.



Room Information

MAIN FLOOR

2pc Bath: 8' x 6' (8' x 6') | 47 sq ft

Dining: 8'3" x 9'11" (8.2' x 9.9') | 81 sq ft

Foyer: 8'11" x 8'7" (8.9' x 8.6') | 60 sq ft

Garage: 10'1" x 20'4" (10.1' x 20.3') | 200 sq ft

Kitchen: 7'10" x 11'2" (7.8' x 11.2') | 87 sq ft

Living: 10'8" x 19'4" (10.7' x 19.3') | 204 sq ft

2ND FLOOR

4pc Bath: 8'7" x 7'5" (8.6' x 7.5') | 61 sq ft

Bedroom: 9'5" x 13'10" (9.4' x 13.9') | 113 sq ft

Bedroom: 9'2" x 14'2" (9.2' x 14.2') | 118 sq ft

Primary: 17' x 11'6" (17' x 11.5') | 191 sq ft

LOWER LEVEL

Recroom: 10'6" x 18'10" (10.5' x 18.8') | 198 sq ft

Unfinished: 10'10" x 17'7" (10.8' x 17.6') | 130 sq ft

Storage: 7'9" x 13'9" (7.7' x 13.8') | 106 sq ft

Laundry: 7'9" x 12'10" (7.7' x 12.8') | 99 sq ft

Looking for an affordable option in the city of Brockville? Have a look at this 2 storey row/townhouse that boasts 3 bedrooms, 1.5 baths and a single car garage. The location is ideal for an investor or first time home buyer and is close the restaurant and uptown shopping district. These units also make great living options for students going to St. Lawrence College. New flooring has been installed on the main level this past spring. A brand new refrigerator and stove have also been installed in the kitchen. Much of the home has been freshly painted and the upstairs carpets were recently cleaned. It's tidy, it's clean, and it could be your new home! Don't wait! Immediate possession possible. Call and setup your personal viewing today. No conveyance of any written signed offers prior to 12:00 pm on the 11th day of July, 2023. No pre-emptive offers will be considered. Property being sold 'As Is, Where Is'.

Chattels Included: *Dishwasher ('as is'), Refrigerator, Stove*

