



MAIN FLOOR



BASEMENT

All measurements and layout should be considered approximate.

WELCOME TO...

876 ROSEDALE

Connor | London House Photogra



876 Rosedale Road S, Smiths Falls

List Price: \$599,900

Presented by Jon LaBrash, Sales Representative
Royal LePage ProAlliance Realty, Brokerage



Jon LaBrash

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Not intended to solicit buyers currently under contract.





Located just minutes east of the town of Smiths Falls is this lovely 3+1 bedroom, 2 bath home situated on a 1.11 acre lot. Built in 2012, this home boasts hardwood & ceramic floors throughout the main level, an open concept feel with a vaulted ceiling in the main level living/dining/kitchen area, 3 car attached garage with ample workspace with storage and a finished lower level. The list of pluses goes on and on. The current owners have enjoyed this home since 2014 and are looking to pass it along to a buyer that will love it as much as they have. Don't delay in seeing this spectacular home with easy commuting distance to Ottawa, Kemptville and Smiths Falls. Septic last pumped June 2019. Water softener system new July 2021. Well pressure tank new January 2021. Hot water on demand serviced June 2021. Furnace, HRV & AC serviced and cleaned July 2021. Propane costs \$2,500 for 2021. Hydro costs \$1,850 for 2021. Inclusions: Fridge, Stove, Washer, Dryer, B/I Dishwasher, Microwave, On-Demand water heater, Blinds, Drapes, Air exchanger, Central vac, Auto garage door openers, Water treatment system

