

\$734,900 - 1346 Briarwood Drive, Brockville

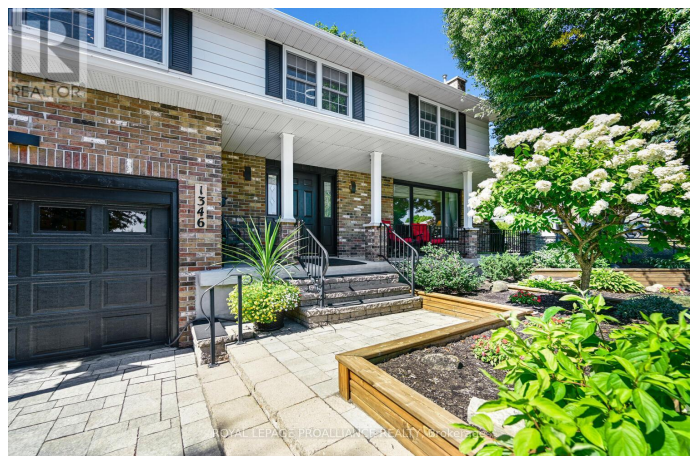
MLS® #X12362748

\$734,900

4 Bedroom, 4.00 Bathroom,
Single Family on 0.00 Acres

810 - Brockville, Brockville, Ontario

The permanence of location should be a top consideration when purchasing your home. You can change almost anything about a property except for one thing, where it sits. Abutting the Linden Park greenspace on a sweeping, quiet arched road, this exceptional family home offers the prudent purchaser the perfect location with parklands behind and elementary, high schools and north end shops nearby. Appreciate the seamless extension to the existing home, the top maintenance of the mechanicals, windows and shingles and tasteful renovations of kitchen, baths and flooring. This 4 bedroom, 4 bathroom home has over 2100 sq ft of above grade living space plus a further 916 sq ft in the lower level. Plenty of room for all the family. The main level with spacious foyer opens to the living room with rich hardwood flooring that expands into the formal dining room. The updated kitchen overlooks the private backyard with professionally landscaped terraced gardens, 18'x36' in ground salt water pool, undercover deck with gas BBQ hook up and outdoor dining patio area. The two piece bath is conveniently located to service the pool area. Imagine making great summer memories with family and friends in this incredible back yard. The family room is adjacent to the kitchen with sliding door access to the backyard deck and pool. The second level offers 4 spacious bedrooms, primary with new 3 piece ensuite and walk in closet, bedroom 2 with two double closets and



a study or sitting room, great for your studious teenager wanting their own space. The main bath was recently renovated with large vanity and secondary room with toilet and tub area. Enjoy winter evenings in the cozy rec room with gas fireplace, wet bar and nearby powder room. The handy man or hobbyist will appreciate the orderly workshop and storage area. This exceptional home will impress. Be sure to view soon so you can make this your perfect family home. (id:6289)

Essential Information

Listing #	X12362748
Price	\$734,900
Bedrooms	4
Bathrooms	4.00
Half Baths	2
Acres	0.00
Type	Single Family
Sub-Type	Freehold

Community Information

Address	1346 Briarwood Drive
Subdivision	810 - Brockville
City	Brockville
Province	Ontario
Postal Code	K6V6E4

Amenities

Amenities	Fireplace(s)
Utilities	Cable, Electricity, Sewer
Features	Backs on greenbelt
Parking Spaces	5
Parking	Attached Garage, Garage
# of Garages	2
Has Pool	Yes
Pool	Inground pool

Interior

Appliances	Hot Tub, Garage door opener remote(s), Central Vacuum, Water meter, Blinds, Dishwasher, Garage door opener, Microwave, Stove, Water Treatment, Window Coverings, Refrigerator
Heating	Natural gas Forced air
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	1
# of Stories	2
Has Basement	Yes

Exterior

Exterior	Brick, Aluminum siding
Exterior Features	Landscaped
Lot Description	74.8 x 109.5 FT
Foundation	Block

Listing Details

Listing Office ROYAL LEPAGE PROALLIANCE REALTY



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Listing information last updated on October 20th, 2025 at 9:31am PDT