

\$749,000 - 24 Bernard Crescent, Augusta

MLS® #X12370266

\$749,000

4 Bedroom, 2.00 Bathroom,
Single Family on 0.00 Acres

809 - Augusta Twp, Augusta, Ontario

As you pull into the driveway of 24 Bernard Crescent, the pride of ownership is immediately evident. Built by the Sellers in 1986, this raised ranch bungalow offers an impressive 1,486 sq. ft. of living space on each level. Positioned on one of the higher points of the Crescent, the property boasts year-round river views -- just one of the many features this home has to offer. Step inside the bright main level and you will find a spacious living room with a cozy wood-burning fireplace and those stunning river views. A large eat-in kitchen, with ample cabinetry & counter space, leads to a charming back deck with privacy fencing -- perfect for summer BBQs and entertaining. This level also features a formal dining room, three generous bedrooms, and a large 4-piece bathroom. From the kitchen, a few steps lead down into a practical mudroom with inside access to a heated, oversized double-car garage. The lower level will quickly become a focal point of the home with an enormous family room and a wonderful gas fireplace and included 85" TV is ideal for gatherings. This level also offers a fourth bedroom, a 3-piece bathroom with shower, a home office/den, a spacious laundry room, workshop area, and additional inside garage access. As a raised ranch design, the lower level sits higher than a traditional basement, eliminating that basement feel and filling the space with abundant natural light. This fabulous home sits on just under an acre - a true double lot. If you have a large family or a multi-generational



household, this property is the perfect fit. Conveniently located just minutes from Brockville for all amenities, and with quick access to Highway 401 for easy commuting, the location is ideal. An exceptional home with space, comfort, and versatility....24 Bernard Crescent will not disappoint. Book your private viewing today! (id:6289)

Essential Information

Listing #	X12370266
Price	\$749,000
Bedrooms	4
Bathrooms	2.00
Acres	0.00
Type	Single Family
Sub-Type	Freehold
Style	Raised bungalow

Community Information

Address	24 Bernard Crescent
Subdivision	809 - Augusta Twp
City	Augusta
Province	Ontario
Postal Code	K0E1P0

Amenities

Amenities	Fireplace(s)
Utilities	Electricity
Features	Irregular lot size, Sump Pump
Parking Spaces	8
Parking	Attached Garage, Garage
# of Garages	2
View	View of water

Interior

Appliances	Garage door opener remote(s), Water Heater, Dishwasher, Dryer, Freezer, Hood Fan, Stove, Washer, Refrigerator
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Heating	Natural gas Forced air
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	2
# of Stories	1

Exterior

Exterior	Brick
Exterior Features	Landscaped
Lot Description	220.8 x 171.3 FT
Foundation	Block

Listing Details

Listing Office ROYAL LEPAGE PROALLIANCE REALTY



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