

\$324,900 - 35 Broadway Avenue, Brockville

MLS® #X12386479

\$324,900

3 Bedroom, 1.00 Bathroom,
Single Family on 0.00 Acres

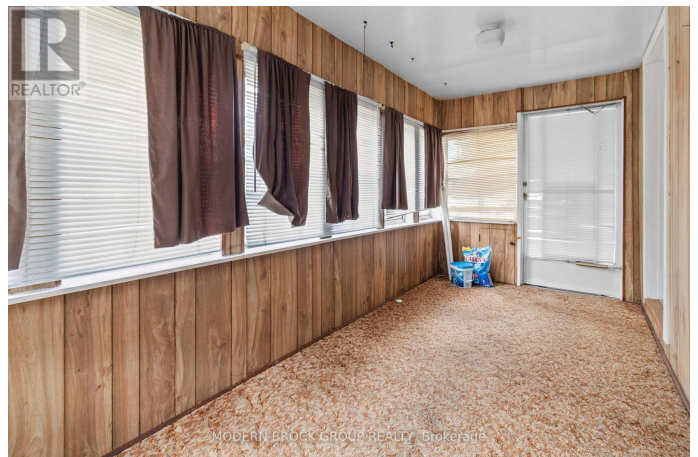
810 - Brockville, Brockville, Ontario

This solid starter home is conveniently located near shopping, restaurants, recreation and parks. Built in 1950 with electrical switched to breakers in 2008, high efficiency furnace in 2005, and hot water tank in 2017. Many of the windows are newer, the back roof was done in 2011 and front roof in 2015. There are hardwood floors under the carpets on the main and upper levels. The single garage was converted to a workshop, but can be easily be turned back; as well, there is a single carport to keep the snow off your car this winter. The basement has a greenhouse area with an attached planting room to start your seedlings early. The backyard is fully fenced with charming flower beds lining the perimeter. This modestly priced home is also inexpensive to operate. Annual Hydro \$687.50, Gas \$1212.00, Water/Sewer \$670.64. Call now for your private showing. (id:6289)

Essential Information

Listing #	X12386479
Price	\$324,900
Bedrooms	3
Bathrooms	1.00
Acres	0.00
Type	Single Family
Sub-Type	Freehold

Community Information



Address	35 Broadway Avenue
Subdivision	810 - Brockville
City	Brockville
Province	Ontario
Postal Code	K6V1T9

Amenities

Utilities	Cable, Electricity, Sewer
Parking Spaces	2
Parking	No Garage

Interior

Appliances	Water Heater, Water meter, Central Vacuum, Dishwasher, Dryer, Stove, Washer, Window Coverings, Refrigerator
Heating	Natural gas Forced air
Cooling	None
# of Stories	2
Has Basement	Yes

Exterior

Exterior	Aluminum siding, Vinyl siding
Lot Description	45 x 100 FT
Foundation	Block

Listing Details

Listing Office	MODERN BROCK GROUP REALTY
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