

FEATURES, UPDATES AND NEWS

1353 COUNTY RD 2 W. ELIZABETHTOWN K6V 7C7

FEATURES & UPDATES

Deeded path to your own piece of the Riverfront
 Municipal Water
 New septic 2018 (pumped 2021)
 Roof 2013
 New fireplace insert, WETT Certified (2018)
 New chimney cap 2021
 New flooring in family room 2020
 New family room patio door 2021
 Front entrance screen door 2021
 Crawl space insulation 2018
 Updated 2nd floor bathroom 2020
 Mudroom converted to main floor laundry 2020
 New exterior door from laundry room 2020
 Main floor wired and plumbed for washer/dryer
 New flooring in family room and laundry room
 New pool pump 2021
 New garage doors 2018
 New garage window 2019
 Garage electrical panel updated 2019
 Garage loft sub-flooring and framing 2018-2020
 Main house electrical updated 2019/ 2020
 Most of the home freshly painted 2022
 Landscaping, pathways, and gardens 2021
 New deck 2021
 New fenced in area for children and/or pets 2018
 Carpet free (area rugs)
 Some furniture and other belongings may be negotiable separate from an Agreement of Purchase and Sale

NEWS

Furnace cleaned and serviced annually
 Fireplace chimney swept annually
 Duct work professionally cleaned 2020
 Pool open and closed professionally every year
 Pool sand filter cleaned 2021
 Solar blanket 2021
 Close to 1000 Islands Parkway and Highway 401
 Minutes from Brockville and all amenities
 Full Survey available
 Property Taxes \$3232.39 (2022) per EK Twp.

INCLUSIONS

Existing fridge & stove 2018
 Existing washer & dryer 2021
 All existing light fixtures (exclude kitchen light)
 All existing window coverings
 Pool equipment (includes winter cover & solar blanket)
 Washer/Dryer in basement
 Deep Freezer in laundry room (2016)
 All existing fireplace tools and firewood

EXCLUSIONS

Kitchen light fixture
 Propane tanks – rental
 Hot Water tank rental \$31.64 monthly

