



Lake District Realty

CORPORATION, BROKERAGE

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THE WATERFRONT COMPANY™ PRESENTS

Great Investment Opportunity

**330 Hwy 15
Smiths Falls
\$365,000.00**

**Chris@LakeDistrictRealty.com
MLS® 40204209**



HEATING	EXTERIOR	SEPTIC	WATER	TAXES	FINANCE
Forced Air	Vinyl Siding/Block/Stone	Installed	Shingled Well	1625	40000
APPLIANCES	BASEMENT	PERFECT FOR	LOT SIZE	REAR LOT	SURVEY
Built in 2015	Full	N/A	0.25 acres		

Welcome to 330 Highway 15, a great investment property with an affordable Triplex apartment only minutes from the town of Smiths Falls. The Triplex consists of a cozy 1-bedroom basement unit with living room, 3pc bathroom and kitchen. Laundry room is the common area for basement and main level apartment. The right-side split of the main level has a 2-bedroom apartment with spacious living room, dining area, kitchen and 4 pc bathroom. The left-side split of the building consists of a two-story apartment with dining room, living room, kitchen, 4 pc bathroom and laundry room on main floor. A patio door opens you out to your own private back deck where you will find a large grassy backyard and a garden. On the second level there is an additional 2-bedroom, 3 pc bathroom and laundry room. The property offers a large storage building in the back and a 2-car detached garage with hydro. Improvements include vinyl siding (2020), shingled roof (2020), Septic (2018). Amenities and entertainment are only a 5-minute drive away to the town of Smiths Falls.

ROOMS & SIZES

Basement Living	8 X 17.6
Basement Kitchen	11.8 X 5.10
Basement Bedroom	1.0 X 11.4
Basement Bathroom	6.1 X 5.8
Main Flr. Dining Room	11.0 X 11.5
Main Flr. Kitchen	12.10 X 17.2
Main Flr. Laundry	7.4 X 11.8
4PC Bath	5.5 X 7.5
3PC Bath	7.8 X 4.4
2nd Flr. Bedroom 1	11.8 X 11.1
2nd Flr. Bedroom 2	11.10 X 11.10
2nd Flr. Living Room	13.2 X 14.4
RA Living Room	12.5 X 15.9
RA Dining Room	7.2 X 7.9
RA Kitchen	8.9 X 6.9
RA Bedroom 1	11.11 X 11.0
RA Bedroom 2	11.10 X 8.3
RA 4PC Bath	5.0 X 8.10
Laundry	6.1 X 5.8
Utility	8.10 X 16.2

DIRECTIONS	Travel east on Hwy 15 to # 330, property is located on left side in front of 'THE TRAILER COMPANY' store
INCLUSIONS	Contact Brokerage for Full List.
EXCLUSIONS	Contact Brokerage for Full List.
LEGAL DESCRIPTION	CON 3 PT LOT 7 RP 28R1364 PART 1 RP 28R8858 PART 1
LISTING BROKERAGE	Lake District Realty Corporation, Brokerage - THE WATERFRONT COMPANY™
SALESPERSON	Chris Pimienta-Johnson SB COMM 2%

Lake District Realty Corporation gathers data from Vendors Disclosure Forms and other public sources for your information. Purchasers should satisfy themselves on any details they consider important. We encourage you to commission experts to examine a property for you prior to your submitting an Offer of Purchase and Sale.







PLAN 28R-0458

REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE REGISTRY ACT.

RECEIVED AND DEPOSITED

Oct 3 1995

Oct 11 1995

R. G. BENNETT
ONTARIO LAND SURVEYOR

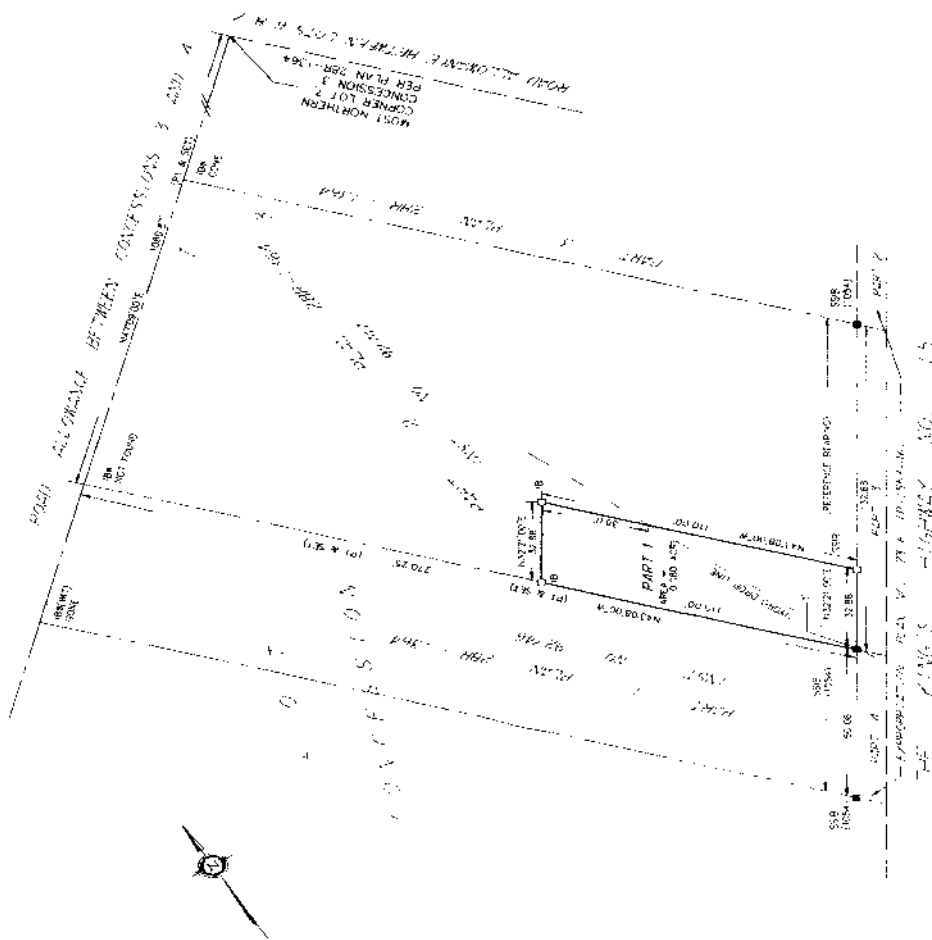
INDEXED AND REGISTERED
LAND RECORDS FOR THE
TOWNSHIP OF SOUTH ELMLEY
LEEDS REG. NO. 28

SCHEDULE			
PART	LOT	CONCESSION	POST NO.
1	7	3	9244
COMMENTS			

PLAN OF SURVEY OF
PART OF LOT 7
CONCESSION 3
TOWNSHIP OF SOUTH ELMLEY
COUNTY OF LEEDS
SURVEYED BY R. G. BENNETT, O.L.S.,
1995

SCALE 1" = 30'

BEARING NOTE
BEARINGS ARE AZIMUTHICAL AND ARE REFERRED TO THE NORTHWESTERN
QUADRANT OF THE KING'S HIGHWAY NO. 10, AS SHOWN ON PLAN
28R-156, HAVING A BEARING OF N32° 00'



CAUTION: THIS IS NOT A PLAN OF SUBDIVISION WITHIN THE MEANING OF THE PLANNING ACT.

FROM THE OFFICE OF
R. G. BENNETT SURVEYING LTD.
ONTARIO LAND SURVEYOR

BROOKVILLE, ONTARIO (613) 481-2088 FAX (613) 481-2074

PLAN 28R-0458

SURVEYOR'S CERTIFICATE:
I HEREBY CERTIFY THAT
1. THIS PLAN AND SURVEY ARE CORRECT AND IN ACCORDANCE WITH THE SURVEY ACT
2. THE PLAN AND SURVEY ARE CORRECT AND IN ACCORDANCE WITH THE REGISTRY ACT
3. THE PLAN AND SURVEY ARE CORRECT AND IN ACCORDANCE WITH THE PLANNING ACT
ON THE 3rd day of October 1995.

R. G. BENNETT
O.L.S.

IP DENOTES IRON PIPE
CU DENOTES CUPRUM
S DENOTES STAINLESS
M DENOTES MASONRY
W DENOTES WOOD
B DENOTES BRICK
C DENOTES CONCRETE
S DENOTES SANDSTONE
L DENOTES LIME
G DENOTES GRANITE
M DENOTES MARBLE
P DENOTES PLASTER
S DENOTES STONE
C DENOTES CEMENT
M DENOTES MORTAR
B DENOTES BRICK
W DENOTES WOOD
R DENOTES ROOFING
S DENOTES STAINLESS
L DENOTES LIME
G DENOTES GRANITE
M DENOTES MARBLE
P DENOTES PLASTER
S DENOTES STONE
C DENOTES CEMENT
M DENOTES MORTAR
B DENOTES BRICK
W DENOTES WOOD

LEGEND & NOTES (IF APPLICABLE)

1. NOTES FOUND IN COMMENTS
2. NOTES ON MAPS
3. NOTES ON PLANS
4. NOTES ON SURVEY
5. NOTES ON STATIONING
6. NOTES ON SHORT STATIONS
7. NOTES ON LONG STATIONS
8. NOTES ON WELLS