



Lake District Realty

CORPORATION, BROKERAGE

14202 Road 38, Sharbot Lake, ON K0H 2P0
Info@LakeDistrictRealty.com
www.LakeDistrictRealty.com
613-279-2108

THE WATERFRONT COMPANY™ PRESENTS

Cute Starter Home

18A Garden Avenue, Perth \$449,000.00



Annette@LakeDistrictRealty.com MLS® 40407

Table with columns: HEADINGS, EXTERIOR, SEPTIC, WATER, TAXES, USAGE, AGE, BASEMENT, WATER FEES, SIZE, S, F, SURVEY. Includes details like 'Natural Gas', 'Brick', 'Septic', 'Municipal', '0/20%', '4 Seasons', '22yrs', 'Partially finished', 'N/A', 'sqft', 'Not on File'.

Beautiful 4-bed... along the south... of Perth. 4 Bedroom, 1 and... of bath. The main floor primary bedroom has a ensuite. This cute home is perfect for a starter home... those looking to... size. Fenced in rear yard with... neighbors is great for additional privacy. Single car attached garage... smaller car or storage... level laundry with lots of storage. Great location... to hospital and the many amenities Perth has to offer.

ROOMS & SIZES table with rows: Foyer (5.6 X 6.6), Living Dining (15 X 28), Kitchen (13.5 X 13.1), 4PC Bath (12.1 X 5.2), Bedroom (12.1 X 10.9), Bedroom (13.7 X 12), 2PC Bath (4.7 X 4.7), Bedroom (13.2 X 12.9), Bedroom (13.1 X 16.1), Utility (10.6 X 16.3), Storage (15.6 X 26.2).

DIRECTIONS From Ottawa Hwy 417 then use the right 2 lanes to take exit 145 for ON-7 toward Carleton Place/Toronto, Continue onto Hwy 7, 53.6 km. Turn left onto Drummond St W, 1.0 km. Turn left onto Isabella St, 350 m. Isabella

INCLUSIONS Contact Brokerage for Full List.

EXCLUSIONS Contact Brokerage for Full List.

LEGAL DESCRIPTION PT LT 33 PL 28 DRUMMOND PT 4, 27R3847; PERTH

LISTING BROKERAGE Lake District Realty Corporation, Brokerage - THE WATERFRONT COMPANY™ 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.



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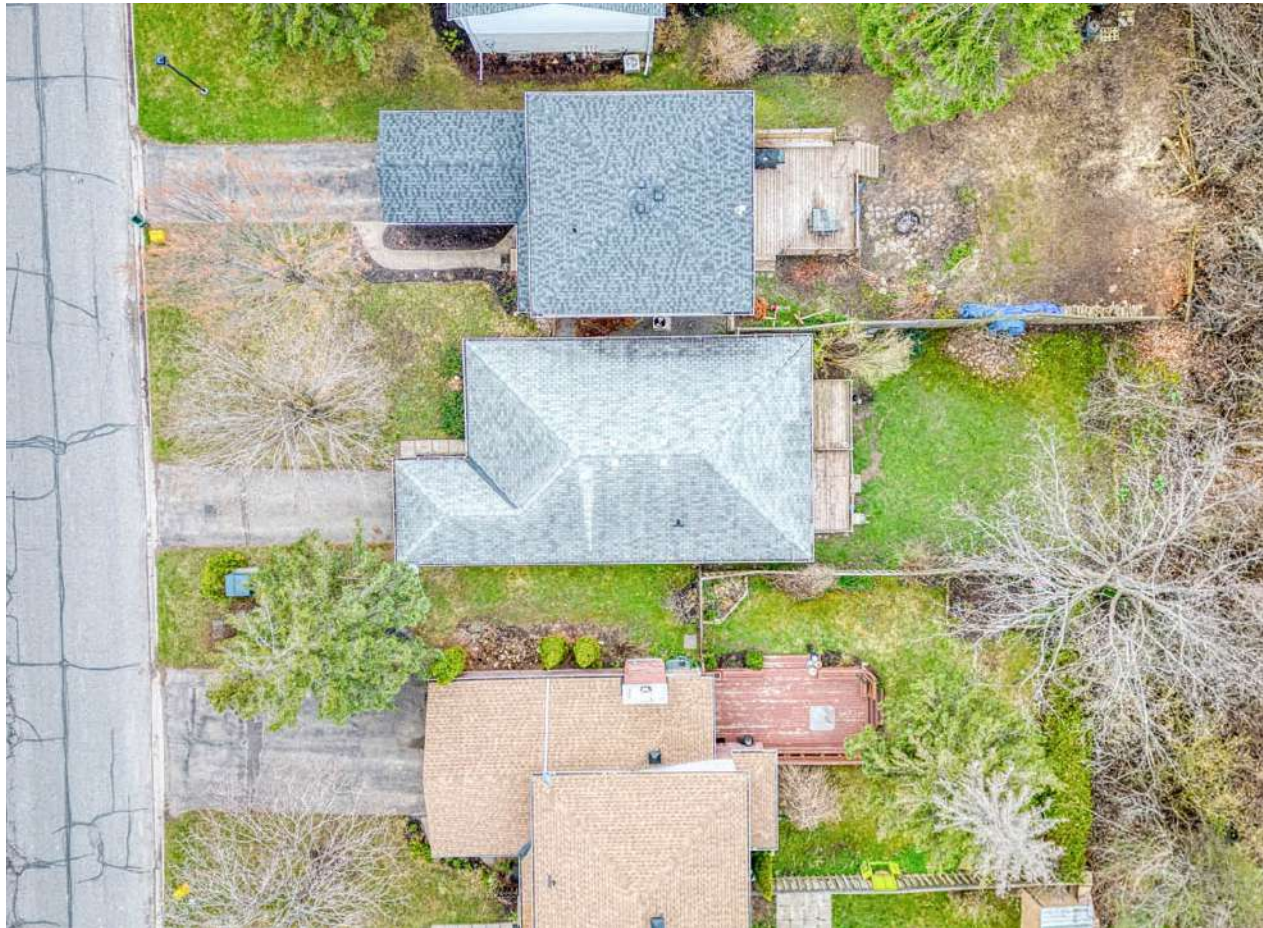
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