



517 ST LAWRENCE | MERRICKVILLE - IN THE VILLAGE





Welcome to  
**517 ST LAWRENCE**

# LIVING ROOM







## DINING ROOM



# KITCHEN









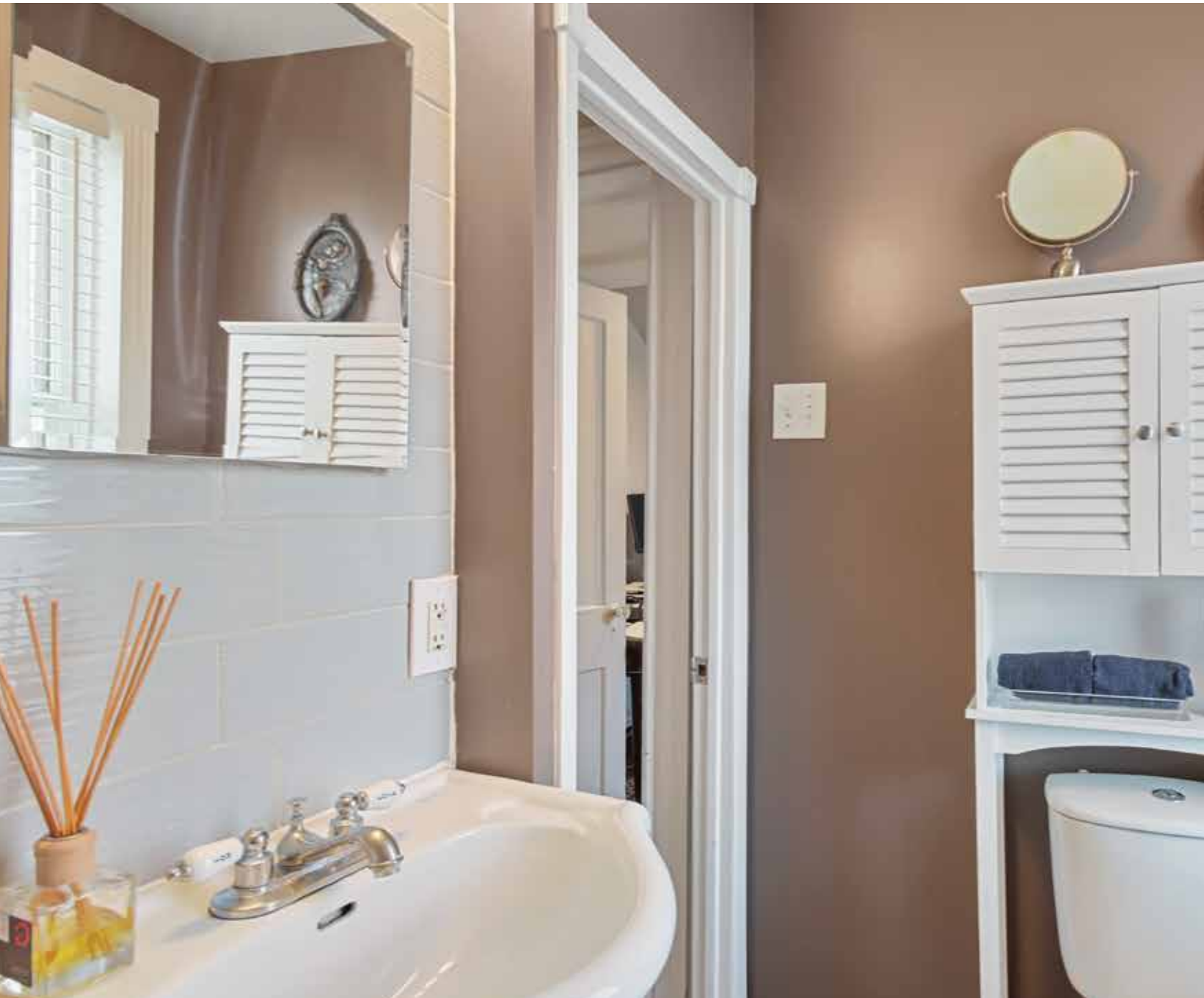
## LAUNDRY ROOM & BATHROOM





## PRIMARY BEDROOM & DEN





## BATHROOM

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# BEDROOM







# BACKYARD





## DETAILS

Legal Description:	Plan 6 PT LT 127 PL 6 MERRICKVILLE AS IN PR169347; \ MERRICKVILLE-WOLFORD
Year Built:	1900
Property Taxes:	\$2295 (2024)
Lot Size:	38.00 ft x 120.00 ft
Parking:	Surfaced
Heating:	Forced air/ Natural gas
Cooling:	Central Air conditioning
Inclusions:	Dishwasher, Dryer, Hood fan, Refrigerator, Stove, Washer, 2 Storage sheds, All window Coverings, Portable Air Conditioning Unit, Hot Water Tank (2023)
Exclusions:	Front hall light, Dining Room Light Fixture (to be capped), Miscellaneous Garden Ornaments
Rental Equipment:	NA

## Room Dimensions & Descriptions: (All dimensions are feet.inches x feet.inches)

### Main Level

Entry	5'4" X 14'7"	Pine floor, overhead light, wainscotting
Living room	10'9" X 14'6"	Pine floor
Dining room	10'11" X 16'0"	Pine floor, overhead light fixture, over sized clothes closet
Kitchen	12'11" X 13'11"	Ceramic tile flooring, stainless steel appliances, peninsula with breakfast bar, rear entrance
Mud room	6'0" X 6'6"	Ceramic tile floor, overhead light
Powder room/ Laundry		Ceramic tile floor, storage cabinet, vanity, medicine cabinet

### Second Level

Primary bedroom	9'7" X 12'2"	Pine floor, large double clothes closet
Den	7'3" X 9'3"	Pine floor
Bathroom 4 piece	5'2" X 7'10"	Tub/shower, ceramic tile
Bedroom	8'11" X 9'6"	Pine floor

**Low Basement** concrete floor ( good for storage )

## FEATURES

- Lovely modern kitchen overlooking a beautiful garden
- Flexible layout on the second floor with 3 bedrooms currently used as a 2 bedroom + den
- Hardwood and pine floors throughout, along with wide baseboards and door casings
- Original staircase and spindles in the main front hall
- Upper landing opens to three bedrooms and a four-piece bath
- Exterior features new patio, landscaped garden, 2 storage sheds, and fully fenced backyard
- Recently resurfaced parking area and painted exterior and porch
- Updated plumbing and electrical systems
- Basement with insulated walls and poured concrete slab for dry storage
- Hot water tank, water softener, and furnace included
- No rental fees, with hi-speed internet available





BUY

UNIQUE  
HOMES

SELL

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All the preceding information is believed to be accurate but not warranted.  
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