



1331 Cuthbertson Avenue

\$698,500.00

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Foyer



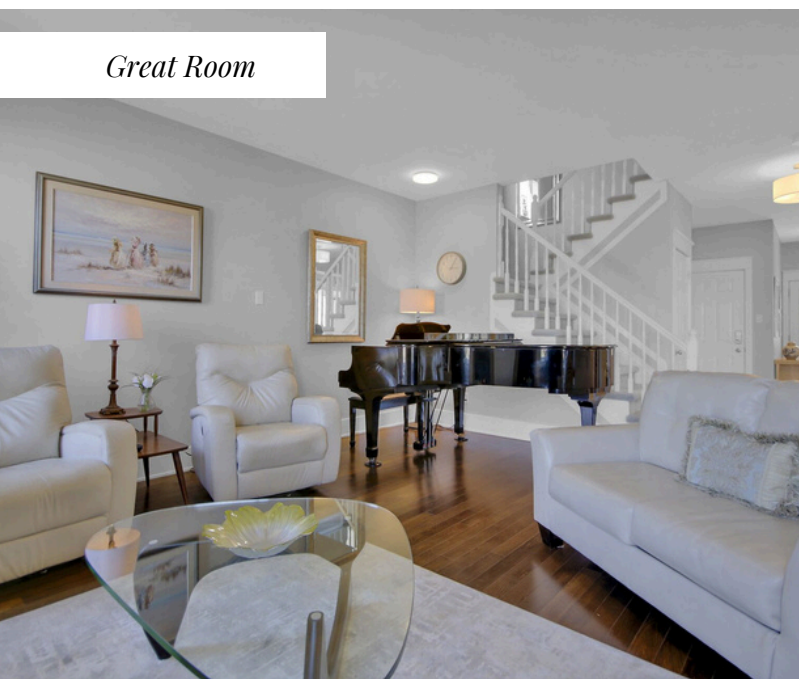
Dining Room



Dining Room



Great Room



Home Details

Main Level

- Nestled on a serene cul-de-sac, this beautifully maintained 3+1 bedroom, two-story home offers the perfect blend of elegance, comfort, and convenience. Ideally situated near schools, parks, restaurants, shopping, and local amenities, this home sits on a mature treed lot with breathtaking landscaping.
- A picturesque front yard showcases meticulous landscaping, a vibrant garden, and an inviting interlocking brick walkway leading to the front veranda.
- The private covered veranda, complete with an awning, offers a peaceful retreat overlooking the quiet court—ideal for relaxing or watching the kids play.
- Lush perennials, mature trees, and professionally designed gardens surround the property, creating a tranquil and scenic setting.
- Step into a spacious, welcoming foyer featuring premium ceramic tiles and a convenient inside entry to the double garage.
- The main level boasts 9-foot ceilings, flat-finished ceilings, and gleaming hardwood floors, creating a warm and inviting atmosphere.
- A formal living or dining area (currently used as a large dining room with a sitting area) is enhanced with rich hardwood flooring, custom baseboards, window trim, and stylish blinds and drapes.
- A brand-new kitchen showcases ample cabinetry, expansive counter space, a large work island with a double sink, and a pantry with rollout shelves for added convenience.
- Elegant ceramic flooring and backsplash, modern pot lighting, and a generous eat-in area make this kitchen a perfect space for family meals and entertaining.
- Patio doors lead to a stunning backyard oasis, complete with an interlocking brick patio, ideal for outdoor gatherings and relaxation amidst lush gardens.
- All appliances are included, ensuring a seamless move-in experience.
- The great room is a welcoming retreat featuring a natural gas fireplace, large windows with picturesque views of the backyard, and gleaming hardwood floors.
- A stylish powder room on the main level includes a pedestal sink, tile flooring, and a window, completing this thoughtfully designed floor plan.

Second Floor

- A dedicated second-floor laundry room adds ease to daily routines, featuring a washer, dryer, laundry tub, and upper cabinets for optimal storage.
- The spacious primary bedroom boasts a vaulted ceiling, a stunning Palladium-style window that fills the room with natural light, and a walk-in closet for ample storage.
- Enjoy a luxurious 4-piece ensuite, complete with a deep soaker tub, a brand-new glass-enclosed shower, and elegant finishes.
- Two additional generously sized bedrooms offer large windows, abundant natural light, and ample closet space, making them perfect for family members or guests.
- The family bathroom is well-appointed with a large vanity featuring sink, drawers, and cabinets, a one-piece tub, a toilet, and quality tile flooring for durability and style.

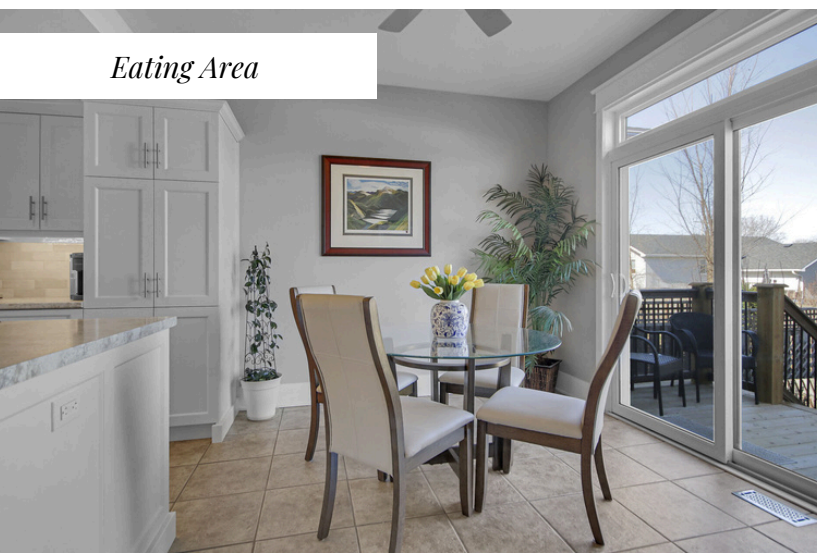
Kitchen



Kitchen



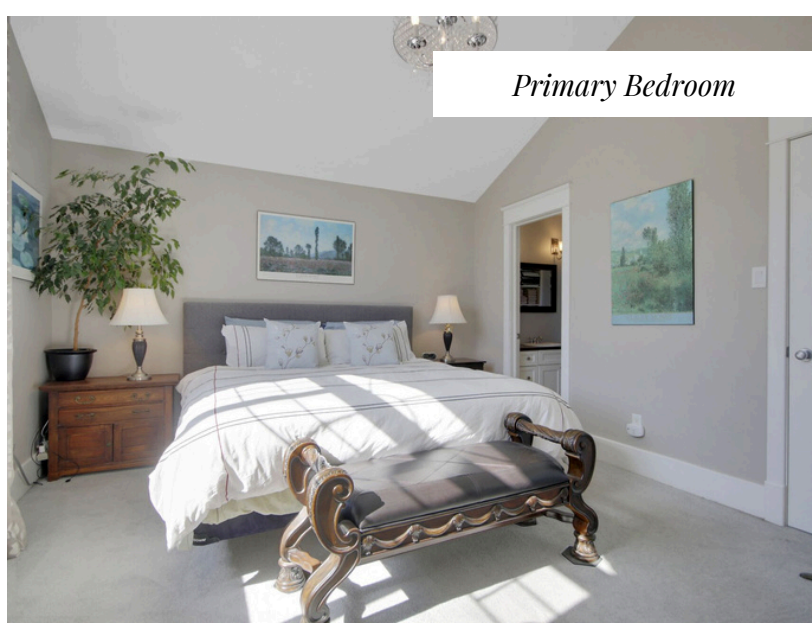
Eating Area



Laundry Room



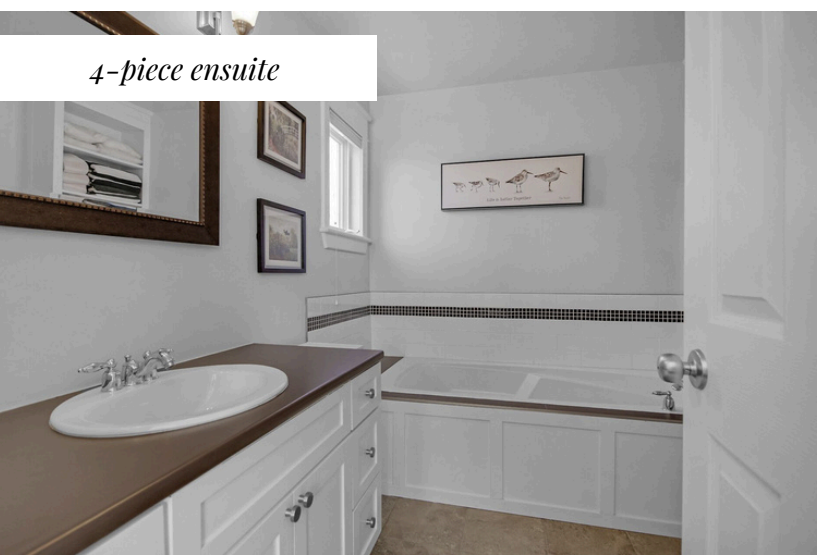
Primary Bedroom



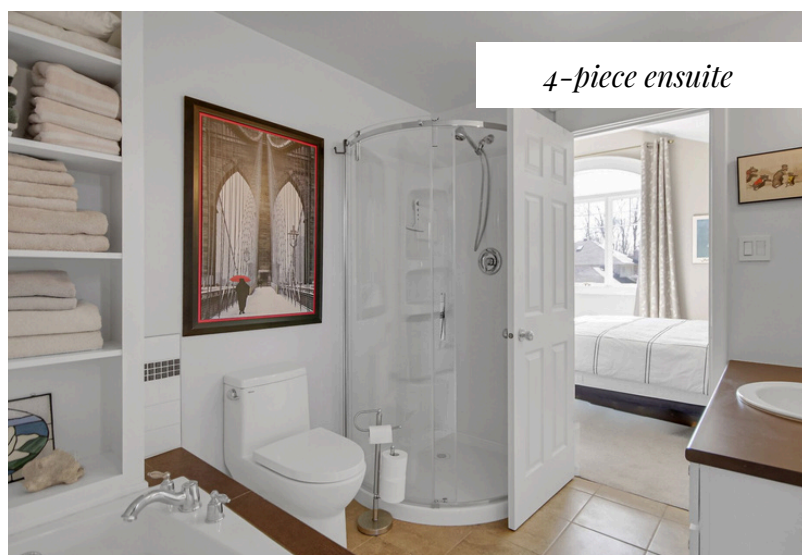
Primary Bedroom



4-piece ensuite



4-piece ensuite



Second Bedroom



Second Bedroom



Main Bath



Room Dimensions

Main Level

Foyer:	21'0" X 6'11"
Dining Room:	17'5" X 11'1"
Kitchen:	12'0" X 11'1"
Eating Area:	10'11" X 9'5"
Family Room:	16'1" X 16'7"
2-piece Bath:	8'11" X 5'4"

Lower Level

Recreation Room:	24'1" X 17'5"
Study:	12'6" X 6'0"

Second Level

Primary Bedroom:	16'5" X 13'3"
Ensuite Bathroom:	14'3" X 8'3"
Bedroom #1:	12'1" X 11'1"
Bedroom #2:	14'7" X 12'0"
Main Bathroom:	14'7" X 8'3"
Laundry Room:	6'6" X 5'7"

Bedroom:	16'0" X 9'7"
Workshop:	12'4" X 6'0"

Information is believed to be accurate but not warranted.

3rd Bedroom



3rd Bedroom



Hobby Room



Recreation Room



Recreation Room





Recreation Room



Back Yard

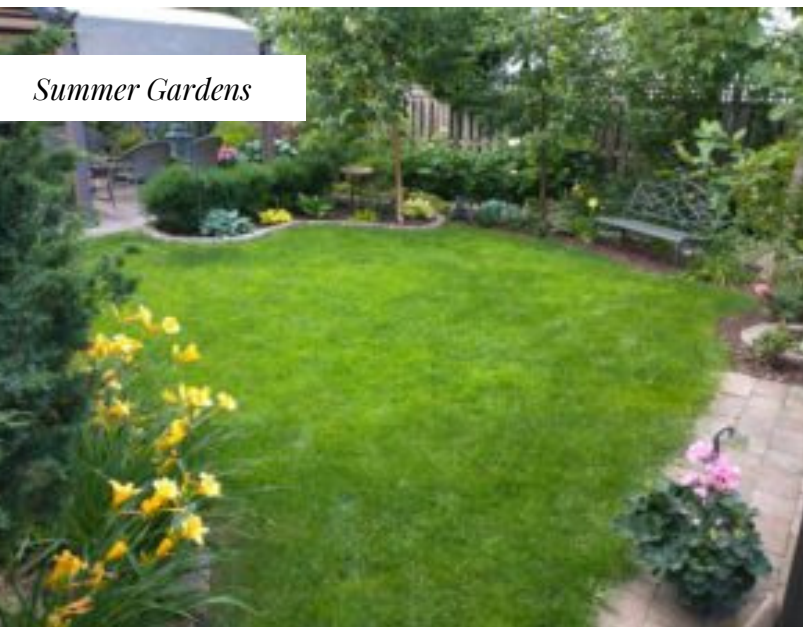


Back Yard

Lower Level:

- The lower level includes a great recreation room perfect for family gatherings to watch movies or games tables.
- A hobby room perfect for the hobbyist with a good sized window.
- 4th bedroom perfect for guests.
- The lower level has quality flooring and plenty of windows, making it bright and inviting.
- Additional updates include roof shingles (2019), HRV unit, and recent renovations to paint, carpet, laundry, furnace, A/C, and HWT (2020), kitchen, primary windows (2023), main bath, patio door, garage door, and deck (2024).

Summer Gardens



Legal Information

Year Built: 2004 approximately

Legal Description: LT 9 PL 424; BROCKVILLE

Lot Size: 47.74 feet x 109.51 feet

Property Taxes: \$5,365.00/2024

Inclusions: fridge, stove (current stove will be swapped out with a different make/model LG photo will be provided), microwave/hood fan, dishwasher, washer with pedestal , dryer with pedestal, garage door opener and remote(s), hot water tank, HRV, all window coverings, all light fixtures, all ceiling fans

Exclusions: gazebo, garden swing, basement freezer, basement bar fridge, 2 electric fireplaces, all cabinets in basement workshop, garden storage boxes, garden ornaments & mirrors, select plants/shrubs, garden bench

Average monthly utilities: Gas \$76, Water \$50, Hydro \$84.

Possession: 60-89 Days

Information is believed to be accurate but not warranted.



The Joanne Goneau Team

Joanne Goneau

Broker of Record/Owner

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