Client Full 34 QUEEN St S Brussels Listing ID: 40679850 **Active / Residential** Price: **\$635,000**



Huron/Huron East/Brussels

1.5 Storey/House

	Beds	Baths	Kitch
Main		1	1
Second	3	1	

Beds (AG+BG): 3(3+0)Baths (F+H): 2(1+1)SF Fin Total: 1,800 AG Fin SF Range: 1501 to 2000 AG Fin SF: 1,800/Other

DOM:

Freehold/None Common Interest: Tax Amt/Yr: \$3,240.00/2024

Asphalt Shingle

South

Next OH: Public: Sat Nov 23, 1:00PM-3:00PM

Remarks/Directions

This turn-key home offers an incredible blend of Century Home charm with many upgrades & improvements for modern day living. Offering a bright & contemporary atmosphere, this beautiful 3 bedroom, 2 bathroom, brick home is set on a large L shaped lot in a quiet, family friendly neighbourhood. Highlighted by the fully remodelled kitchen, updated bathrooms, new flooring throughout the main floor, generously tall ceilings & natural gas forced-air heating & cooling. This home is perfect for a family looking for a move-in-ready home with the formal dining room, inviting sizeable living room with natural gas fireplace, 3 spacious bedrooms all on one level & ample storage throughout. The sprawling back yard has been fully fenced, which is ideal for those with little ones or pets, plus a converted garden shed offers the perfect space for a few laying hens. This property includes an additional side yard which could be the perfect space for your future detached garage or workshop or potential to be severed. You'll appreciate the mature trees, perennial gardens, paved double wide laneway, & the welcoming patio area which allow for lots of entertainment while enjoying the connivence of being a short walk to all downtown amenities. Looking to escape the city? The quaint village of Brussels & surrounding area is filled with nature trails, gorgeous gardens, family restaurants, farmers markets and historical sites. This home is a great place to raise a family.

Directions: Driving north on Turnberry Street towards Brussels, turn left on Queen Street to property on left side with a

Exterior

Exterior Feat: Landscaped, Patio(s), Porch, Storage Buildings, Year Round Living

Construct. Material: Solid Brick Concrete Block, Poured

Shingles Replaced: 2014 **Prop Attached:** Foundation: Detached Concrete, Stone

Year/Desc/Source: 1900/Historic/Other

Apx Age: 100+ Years Other Structures: Winterized: **Fully Winterized** Shed

Garage & Parking: Private Drive Double Wide/Asphalt Driveway

Parking Spaces: **Driveway Spaces:** 4.0 **Garage Spaces:**

Cable, Cell Service, Electricity, Garbage/Sanitary Collection, High Speed Internet, Natural Gas, Recycling Pickup, Services:

Telephone Municipal Water Source: **Water Tmnt:**

Water Softener Sewer: Sewer (Municipal) **Acres Rent:** Lot Size Area/Units: Acres Range: < 0.5

Lot Front (Ft): 147.70 Lot Depth (Ft): 132.21 Lot Shape:

Irregular Location: Lot Irregularities: "L" shape Land Lse Fee:

Area Influences: Ample Parking, Business Centre, Library, Park, Place of Worship, Playground Nearby, Rec./Community Centre,

River/Stream, School Bus Route, Schools, Shopping Nearby Topography: Dry, Flat

Fronting On: **Restrictions: Exposure:** North

Interior

Separate Heating Controls, Sump Pump, Water Heater Owned, Water Softener Interior Feat:

Security Feat: Carbon Monoxide Detector(s), Smoke Detector(s) **Full Basement** Basement Fin: Unfinished Basement:

Basement Feat: Walk-Up Central Air Cooling:

Heating: Baseboard, Forced Air, Gas 1/Family Room, Natural Gas Fireplace:

FP Stove Op: Yes Under Contract: None Contract Cost/Mo:

Carbon Monoxide Detector, Dishwasher, Dryer, Hot Water Tank Owned, Microwave, Refrigerator, Smoke Detec Inclusions:

Stove, Washer, Window Coverings

Tank Age: Furnace Age: 2004 UFFI: No

Property Information

Common Elem Fee: No Local Improvements Fee:

LT 423 PL 191 BRUSSELS; PT LT 422 PL 191 BRUSSELS AS IN R101734; MUNICIPALITY OF HURON EAST Legal Desc:

Zoning: R1 None/ Survev: Assess Val/Year: \$204,000/2024 Hold Over Days: 30

413380141

PIN: PIN 2: 404044000600900 ROII · Occupant Type: Owner

Builder Name: Building Name: Possession/Date: Flexible/ Deposit: 10000

Possession Rmks: Ask Listing REALTOR®

Brokerage Information

List Date: 11/21/2024

List Brokerage: ROYAL LEPAGE EXCHANGE REALTY CO. Brokerage (KIN)

Source Board: OnePoint - Grey Bruce Owen Sound

Prepared By: JAROD LOGAN, Salesperson Date Prepared: 11/21/2024

Information deemed reliable but not guaranteed. CoreLogic Matrix

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Room	Level	<u>Dimensions</u>	Dimensions (Metric)	Room Features
Kitchen	Main	14' 5" X 18' 0"	4.39 X 5.49	
Dining Room	Main	16' 0" X 12' 7"	4.88 X 3.84	
Living Room	Main	25' 8" X 15' 4"	7.82 X 4.67	
Bedroom	Second	16' 1" X 10' 6"	4.90 X 3.20	
Bedroom	Second	10' 5" X 13' 3"	3.17 X 4.04	
Bedroom Primary	Second	16' 0" X 12' 6"	4.88 X 3.81	
Bathroom	Main			2-Piece
Bathroom	Second			4-Piece
Foyer	Main	8' 0" X 8' 0"	2.44 X 2.44	

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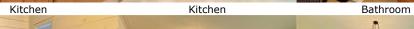






Kitchen Kitchen Kitchen







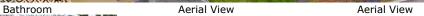
Bathroom Living Room Living Room













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