

34 QUEEN Street S, Brussels, Ontario N0G 1H0

Client Full
Active / Residential

34 QUEEN St S Brussels

Listing ID: 40679850

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: **0**
 Common Interest: **Freehold/None**
 Tax Amt/Yr: **\$3,240.00/2024**

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

Remarks/Directions

Public Rmks: **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 sign.**

Exterior

Exterior Feat: Landscaped, Patio(s), Porch, Storage Buildings, Year Round Living	Roof: Asphalt Shingle
Construct. Material: Solid Brick	Prop Attached: Detached
Shingles Replaced: 2014	Apx Age: 100+ Years
Foundation: Concrete Block, Poured Concrete, Stone	Winterized: Fully Winterized
Year/Desc/Source: 1900/Historic/Other	Garage Spaces:
Other Structures: Shed	Garage Spaces: Internet, Natural Gas, Recycling Pickup,
Garage & Parking: Private Drive Double Wide/Asphalt Driveway	Sewer: Sewer (Municipal)
Parking Spaces: 4	Acres Rent:
Services: Cable, Cell Service, Electricity, Garbage/Sanitary Collection, High Speed Internet, Natural Gas, Recycling Pickup,	Lot Shape: Irregular
Water Source: Municipal	Land Lse Fee:
Water Tmnt: Water Softener	Fronting On: South
Acres Range: < 0.5	Exposure: North
Lot Depth (Ft): 132.21	
Lot Irregularities: "L" shape	
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	
Restrictions:	

Interior

Interior Feat: Separate Heating Controls, Sump Pump, Water Heater Owned, Water Softener	
Security Feat: Carbon Monoxide Detector(s), Smoke Detector(s)	
Basement: Full Basement	Basement Fin: Unfinished
Basement Feat: Walk-Up	
Cooling: Central Air	
Heating: Baseboard, Forced Air, Gas	
Fireplace: 1/Family Room, Natural Gas	FP Stove Op: Yes
Under Contract: None	Contract Cost/Mo:
Inclusions: Carbon Monoxide Detector, Dishwasher, Dryer, Hot Water Tank Owned, Microwave, Refrigerator, Smoke Detec Stove, Washer, Window Coverings	
Furnace Age: 2004	Tank Age:
	UFFI: No

Property Information

Common Elem Fee: No	Local Improvements Fee:
Legal Desc: LT 423 PL 191 BRUSSELS; PT LT 422 PL 191 BRUSSELS AS IN R101734 ; MUNICIPALITY OF HURON EAST	Survey: None/
Zoning: R1	Hold Over Days: 30
Assess Val/Year: \$204,000/2024	PIN 2:
PIN: 413380141	Occupant Type: Owner
ROLL: 404044000600900	Building Name:
Builder Name:	

Possession/Date: **Flexible/**
 Possession Rmks: **Ask Listing REALTOR®**

Deposit: **10000**

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

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Room	Level	Dimensions	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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Front of Structure

Aerial View

Front of Structure



Side of Structure

Entry

Entry



Dining Area

Dining Area



Kitchen

Kitchen

Kitchen



Kitchen



Kitchen



Bathroom



Bathroom



Living Room



Living Room



Living Room



Living Room



Bedroom



Bedroom



Bedroom



Bedroom



Bedroom



Bathroom



Bathroom



Aerial View



Aerial View



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