

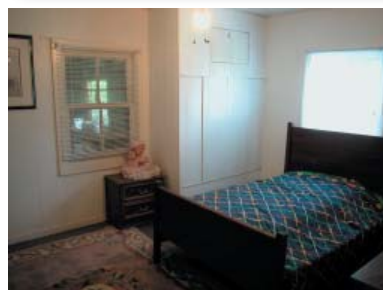


# Nancy Benson

Sales Representative



## Proudly Presents... 112 Broadway Avenue West "Merrickville"



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# 122 Broadway Avenue West

“Merrickville”

**\$98,500**

Welcome to Merrickville, named Canada’s Prettiest Village in 1998 by “Communities in Bloom. And no wonder! Sunlight sparkles on the Rideau River and Canal, trailing flowers hang from the many flower baskets and barrels on the streets, and boats of all sizes move quietly through the locks.

Settled by William Merrick in 1793, Merrickville was once one of the largest industrial centers on the Rideau with grist mills, woolen mills and sawmills, all powered by the river. When Colonel By constructed the Rideau Canal (1826-1832), he built three locks here. The original lockhouse, built for defense purposes, still stands beside the Canal. Today, Merrickville is a favorite stop for boaters and shoppers, as well as history buffs.

With over 50 shops and restaurants, and with many of the original stone houses and buildings still standing from the early 1800’s, it can take a day or more to fully experience this delightful Village and yet everything is within walking distance of the waterfront.

## UNIQUE FEATURES

- Recently installed PVC windows
- Large country kitchen with eat-in area
- Lovely deck overlooking rear garden
- Mainfloor family room could easily be used as a third bedroom
- Single car carport and surface parking for additional cars

## MAIN FLOOR

<b>Foyer:</b>	Sheet floor	<b>Living Room:</b> 17’3” x 12’	Wall-to-wall broadloom, ceiling fan
<b>Dining Room:</b> 17’2” x 11’6”	Wall-to-wall broadloom, opens on to living room	<b>Kitchen:</b> 12’5” x 12’3”	Sheet floor, pine cupboards, double stainless steel sink, eat-in area, ceiling fan, door to deck
<b>Bathroom:</b> 9’ x 5’4”	4-piece, vinyl tile floor, pedestal sink	<b>Family Room:</b> 12’8” x 10’10”	Wall-to-wall broadloom

## SECOND LEVEL

<b>Loft Bedroom:</b> 16’8” x 11’3”	Wall-to-wall broadloom, built-in cabinet	<b>Master Bedroom:</b> 13’6” x 11’7”	Wall-to-wall broadloom, two clothes closets
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## PROPERTY DETAILS

<b>Legal Description:</b>	Plan 6, Part Lot 23 and Part Lot 24	<b>Taxes:</b>	\$492. <sup>00</sup> (2005)
<b>Lot Size:</b>	50.00’ x 120.00’	<b>Parking:</b>	Single carport plus surface parking
<b>Heating:</b>	Propane fired furnace	<b>Rental Equipment:</b>	None
<b>Water:</b>	Municipal	<b>Sewer:</b>	Septic system installed
<b>Inclusions:</b>	Propane tank, hot water tank	<b>Possession:</b>	Immediate

The information contained herein is believed to be accurate but, is not warranted.