

# 657 Eagle Street "Rockland"

**\$244,900**

## Location...

- The municipality of Clarence-Rockland is a warm bilingual community, which makes it one of the best place to live and raise a family. It is a place with urban amenities and friendly small town atmosphere. Rockland offers a wide range of programs and activities to please everyone.
- Just steps away from the Outaouais golf club which offers both a 9 hole and 18 hole course.

## Exterior features include...

- Handsome grey brick exterior with maintenance free siding
- Inviting stone walk way leads to the front door
- Backs onto the 14th hole of the Outaouais golf course
- Attractive dormer windows with decorative shutters
- Oversized deck with access from both the family room & eat-in area
- Eavestroughing installed
- Convenient double car garage with inside entry

## Interior features include...

- Gleaming hardwood floors throughout the main floor
- Wonderful kitchen with separate eat-in area, pristine white cabinetry, double stainless steel sink with oversized window above
- Formal dining room features a lovely Bay window
- Cozy re-circulating wood burning fireplace with soft grey brick, ceramic tile surround and oak mantle
- Main floor office/den could easily be converted to a fourth bedroom
- Fabulous ensuite bath with double sinks and a oversized oval whirlpool bath
- Attractive oak railing leads to second floor

**Nancy Benson**

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# Floor Plan

## Main Floor

Foyer:	12'10" x 8'1"	Hardwood floor, double clothes closet
Living Room:	14'9" x 12'	Hardwood floor
Dining Room:	11'11" x 9'6"	Hardwood floor, oversized bay window
Family Room:	15'10" x 12'2"	Hardwood floor, wood burning fireplace, ceiling fan
Den/Office:	12'7" x 9'9"	Hardwood floor, double clothes closet
Kitchen:	12' x 8'7"	"U" shaped with white cabinetry, built-in Hoodfan & dishwasher
Eat-in Area:	10' x 7'3"	Hardwood floor, patio door leading to rear yard
Powder room:	5' x 4'5"	Two piece, hardwood floor

## Second Floor

Landing:		Wall-to-wall broadloom, reading nook
Master Bedroom:	14'4" x 12'8"	Wall-to-wall broadloom, double clothes closet
Ensuite Bath:	12'2" x 5'	Four piece, ceramic tile floor, double sinks, whirlpool bath, with rose ceramic tile surround, built-in medicine cabinet, exhaust fan
Bedroom:	12'10" x 11'	Wall-to-wall broadloom, double clothes closet, ceiling fan
Bedroom:	12'9" x 9'	Wall-to-wall broadloom, double clothes closet
Bathroom:	8'2" x 5'	Four piece, sheet floor, moulded tub enclosure, exhaust fan

## Basement

Laundry:  
Storage:

Unfinished, 7'2" Ceiling height

## Details

Legal Description:	Plan M-143 Lot 30 PCL 30-1
Taxes:	\$2,454. <sup>31</sup> (2003)
Lot Size:	90.55' x 164.37'
Parking:	Double attached garage
Heating:	Forced air electric
Rental Equipment:	Hot water tank
Inclusions:	Blinds, hoodfan, dishwasher, central vacuum & attachments, 2 garage door openers & 2 remotes, H.W.T
Exclusions:	Miscellaneous shelving, decorative mounting, swing set, under-mounted compact disc player
Possession:	To be arranged or July/August

THE ABOVE INFORMATION IS BELIEVED TO BE ACCURATE BUT IS NOT WARRANTED