



RE/MAX metro-city realty ltd.
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243 CLIFFORD CAMPBELL ST
Fitzroy Harbour

MLS#: 815271 **PRICE:** \$159,900

Area: 9401 **PC:** K0A 1X0
Type: 2 STOREY **Style:** DETACH
Status: Active

Taxes/Yr: \$1189
Occupant: VACANT
Possession: immediate

BED: 3
BATH: 1
EBATH: 0

ROOM LEVELS AND DIMENSIONS

LVGRM	Main	13.30 X 10.30	MBED	2nd Level	11.11 X 10.00
DINRM	Main	13.30 X 10.20	BED2	2nd Level	11.80 X 10.30
KITCH	Main	10.70 X 8.90	BED3	2nd Level	10.30 X 8.80
FAMRM	None		BED4	None	
DEN	None		Porch (Enclosed)	Main	8.80 X 7.60
FBATH	2nd Level	7.00 X 6.30	Porch (Enclosed)	Main	6.10 X 6.10
PBATH					
LAUND	Basement				

DESCRIPTION

LotSz: Imp: 80.00 X 216.00 **Legal:** Plan 4m-670 Lot 36 Fitzroy
Parking: Oversized, Parking Gravel **#Gar:** 0 **#Cover:** 0 **TotalPk:** 4 **YB:** /Unknown
NeighInf: Paved Road, Playground Nearby , Recreation Nearby, Water Nearby
Site: Flat Site, Landscaped, Private Well, School Bus **Exter:** Siding
Const: Frame **Roof:** Asphalt Shingle
Foundtn: Poured Concrete **Flooring:** Hardwood, Linoleum
Bsmt: Full
RntEq: Hot water tank **BsmtDev:** Unfinished
Appl: Dishwasher, Refrigerator, Stove
Feat:
Exclus:

UTILITIES INFORMATION

Heat: Forced Air **AC:** None **Water:** Drilled Well **Sewer:** Septic Installed
Fuel: Oil **Finished FP:** **Roughed-in FP:** **FPFuel:**

DIRECTIONS / REMARKS

Directions: Dunrobin Rd , Carp Rd or Hwy 17 To Galetta side rd, Then noth on Harbour Street, Left on Clifford Campbell.

Public Rmks: Truly affordable home with upgraded roof, windows, kitchen and septic, large lot in picturesque Fitzroy Harbour with waterfront beach, Catholic elementary school, corner store with pizzeria and lcbo outlet, loads of recreation at your doorstep. Good solid house with poured concrete foundation, hardwood floors, forced air oil heat. Looking for your first home or just for more affordable living come and take a look at this one today.

OFFICE INFORMATION

Listing Broker: RE/MAX METRO-CITY REALTY LIMITED 613-596-5353
Salesperson: JOHN ROBERTS

THE ABOVE INFORMATION IS BELIEVED TO BE ACCURATE BUT NOT WARRANTED