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REAL ESTATE KEPT REAL

Welcome to 763 Josephine St.



Stephen Avent
Sales Representative
stephen@floydteam.ca
613 788 2578
www.floydteam.ca



Glenn Floyd
Sales Representative
glenn@floydteam.ca
613 788 2576
www.floydteam.ca

763 Josephine St.

Ideally located in the waterfront community of Prescott, this 3 bedroom bungalow has been well maintained over the years. Open concept living & dining rooms with hardwood flooring + an oversize picture window. Kitchen is white & bright with a double sink under one of two windows providing natural light, & has an adjacent storage/pantry/laundry room with included washer, dryer, freezer, & LOTS of additional cupboard storage. 3 well-sized bedrooms accompanied by a 4pc bath featuring a large vanity with plenty of storage & a tub/shower combo with decorative grey-toned subway tile surround. Mudroom provides access to the partially fenced rear yard with plenty of space for kids at play, raised garden beds, & detached garage with bonus workshop & fridge. 10 minute walk to Prescott waterfront & shopping, everything you need is nearby!

UPDATES

- Main roof (2012)
- Mudroom roof (2019)
- Furnace (2010)
- AC (2014)
- Vinyl windows (2011)
- Mostly painted throughout (2016, 2018, 2019, 2020)
- Bathroom (2021)
- Kitchen floor & baseboards (2019)
- Hot water tank (2019)
- Refrigerator (2019)
- Washer & Dryer (2016)
- Garage siding (North side - 2016)

ITEMS OF NOTE

- Poured concrete foundation
- Hot water tank: gas, owned
- Heating: Forced air, natural gas (2010)
- Cooling: Central air (2014)
- Inclusions: Refrigerator, Stove, Washer, Dryer, Freezer, All existing window coverings, All electric light fixtures/ceiling fans, Hot water tank, Fridge in garage (as-is), All raised wooden garden beds, Sandbox & Children's Clubhouse, Automatic garage door opener and remotes.
- Exclusions: Trampoline, Birdfeeder, Contents of garage except for refrigerator
- Property taxes: \$1761.20 / 2021

Main Level Information

LIVING & DINING ROOM: Spacious and bright open concept living and dining rooms with hardwood flooring and an oversized picture window overlooking the front of the property. Includes the ceiling fan light fixture.

KITCHEN: White kitchen with a wall of cabinet storage, laminate countertop with a double stainless steel sink, overhead lighting, and a single window overlooking the rear yard. The kitchen has plenty of space for an eat-in area with an additional side window and access to the adjacent storage/pantry/laundry room. Includes the white stove with ceramic cooktop, stainless steel refrigerator (2019).

STORAGE/LAUNDRY ROOM: Well-sized multi-purpose room with an incredible amount of cabinet storage that could be used as a pantry or for other storage. This area also has a laminate countertop with outlet for small appliances if desired and houses the included washer (2016), dryer (2016), owned hot water tank (2019), and freezer. A single door provides access to the mudroom, leading to the rear yard.

MUDROOM: Currently used as the main point of entry, the mudroom has two large windows and a storm door that flood the space with natural light. There is plenty of room for bench seating, and wall-mounted hooks provide an extra place to hang jackets.





Sleeping Quarters

PRIMARY BEDROOM: Good-sized primary bedroom with continuous hardwood flooring, a single clothes closet, and a double window overlooking the rear yard plus a single side window providing an abundance of natural light.

BEDROOM 2: Well-sized with hardwood flooring, a double window plus a single side window with included fitted blinds, drapes, and rod.

BEDROOM 3: Reasonably sized with hardwood flooring, a single clothes closet, and a double window with included blinds, drapes, and rod.

BATHROOM: Updated (2021), neutral toned 4pc bath with a large box vanity, composite stone countertop with a single undermount sink, and medicine cabinet with adjacent mirror. White toilet is situated beside the tub/shower combo with decorative grey-toned subway tile surround, a single window for natural light, and flush mount pot light.

BASEMENT: Unfinished crawl space that could be used for additional storage if desired.







Exterior Information

Ideally located only minutes from Prescott's waterfront and shopping, this well-maintained bungalow has a crisp white siding exterior with an updated roof (2012) and long laneway with a detached single car garage and bonus workshop. A concrete path from the road leads to the covered front entrance with wrought iron railing and a storm door, with another path leading to the laneway. The rear yard is partially fenced with another wooden deck and wrought iron railings, a small patio area, and plenty of green space for children at play. Includes the raised wooden garden beds, sandbox, and children's clubhouse.

