



ERIC MANHERZ

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2018-06-10 115 ASA STREET, Kemptville K0G 1J0 ML#: 1112618

New Listing!



Status: **Active**
 Dist/Neigh: 801- Kemptville
 Municipality:
 Neigh Name: Kemptville
 Lot Size: 50.3' x 120'
 Zoning:
 Zoning Desc: Residential
 Occupancy: Owner
 Legal Desc: PT LT 8 BLK 18 PL 11 KEMPTVILLE PT 1, 15R9735; NORTH GRENVILLE

List Price: \$305,000
 Sub Type: Residential
 Fronting: Northwest
 # Acres:
 SqFt:
 Seasonal:

Directions/Remarks

Directions: Prescott St in Kemptville to Asa; home on north side between Joseph and Thomas St

Public Remarks: Doesn't get much cuter - Step back in time with this historic charmer in downtown Kemptville - Welcoming old fashioned front porch, spacious dining and living rooms, country kitchen with space to eat-in, main floor family with vaulted ceilings, gas fireplace and french doors to rear garden! Period features retained throughout from claw foot tub, tongue and groove ceilings, wainscoting, wood vanity and built-in antique cupboards. A calm quaint relaxed lifestyle from another era 1 1/2 blocks from downtown and steps to the river which you can see from your back yard. New roof and furnace this past winter means you'll be set for a long time to come!

Property Information

Style:	Detached	Type:	2 Storey	Total Beds:	3	Total Baths:	1
Builder:		Model:		Beds AG:	3	FB/PR Bths:	1/0
Year Built:	1910/Approx	#Gar:	1	Beds BG:	0	Ensuites:	0
Parking Desc:	1 Garage Attached			#Cover:	0	Total Park:	3
Heat Desc:	Forced Air			Heat Fuel:	Natural Gas		
Air Conditioning:	None			Roof:	Asphalt Shingle		
Water Supply:	Municipal			# FP:	1	FP Fuel:	
Exterior Finish:	Siding			Sewer:	Sewer Connected		
Foundation:	Poured Concrete			Construction:			
Basement Desc:	Full, Low			Basement Dev:	Unfinished		
Floor Covering:	Hardwood, Laminate, Softwood			Fire Retrofit:			
Appliances Incl:	Dryer, Refrigerator, Stove, Washer						
Feat/Equip Incl:	Hot Water Tank						
Site Influences:	Fenced Yard, Fully Serviced, Riverview						
Neigh Influences:							
Exclusions:	Kitchen Shelves above table, fp in living, light fixtures in dining, living and bathroom						
Rental Equip:	-none-						
Restrictions:							
Assistive Feat:							

Room Information

Room Type	Level	Dimensions	Room Type	Level	Dimensions	Room Type	Level	Dimensions
Living Rm	Main	15' 4" x 10' 3"	Dining Rm	Main	15' 8" x 10' 3"	Kitchen	Main	17' 4" x 9' 5"
Family Rm	Main	15' 7" x 11' 3"	Master Bedrm	2nd	12' 1" x 10' 2"	Bedroom	2nd	11' 11" x 10' 5"
Bedroom	2nd	10' 4" x 8' 3"	Bath 4-Piece	2nd	10' 4" x 5' 3"	Foyer	Main	4' 6" x 3' 2"
Other	Main	21' x 12'	Other	Main	20' x 8'			

Other Property Information

Assoc/POTL Fee: \$0 Taxes/Yr: \$2,519.00/2017 Survey/Yr:
 Fee Freq: N/A Assmt/Yr:
 Multimedia URL: <https://youtu.be/eGC5w4oWHD8>
 Alt Feature Sheet: <http://www.ericmanherz.com/historic-charm-in-downtown-kemptville-115-asa-street-3bed-home-for-sale>
 Addl Images URL: <http://www.ericmanherz.com/pics/115AsaG/>

Office Information

List Office #1: ROYAL LEPAGE PERFORMANCE REALTY, Brokerage

Conditional/Sold/Other Information

FD:		PR:		CD:	
DOM:	2	SD:		SP:	
SRD:					