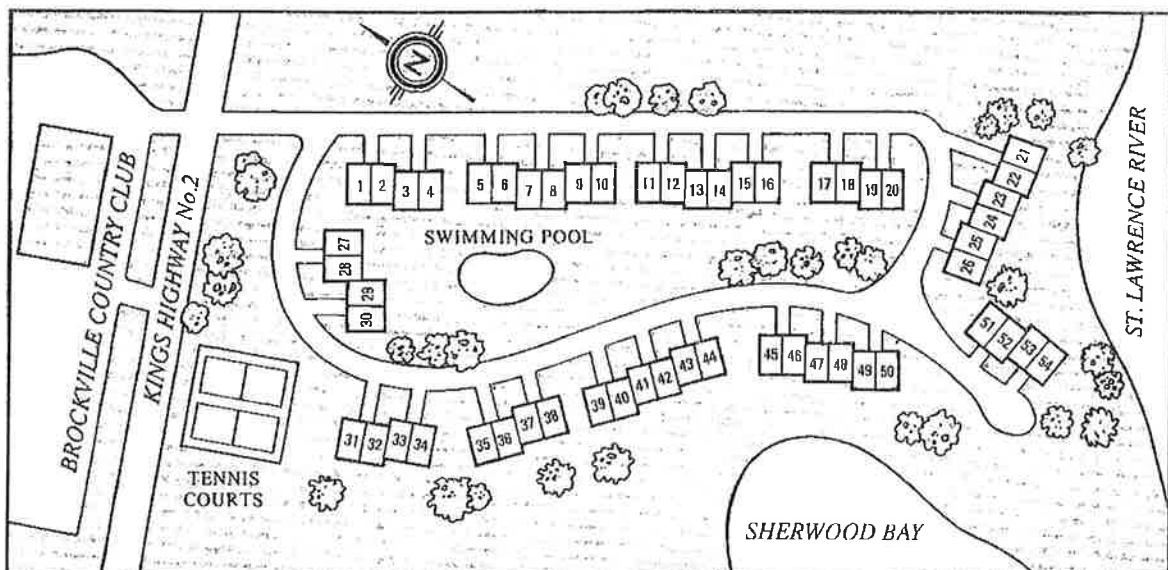


A lifestyle to enjoy!



Traditionally designed Georgian-style townhouses set on beautifully landscaped grounds overlooking the St. Lawrence River; featuring tennis courts and swimming pool, and opposite the Brockville Country Club's 18 hole golf course and curling rink. Just minutes from downtown shopping, theatre and arts centre



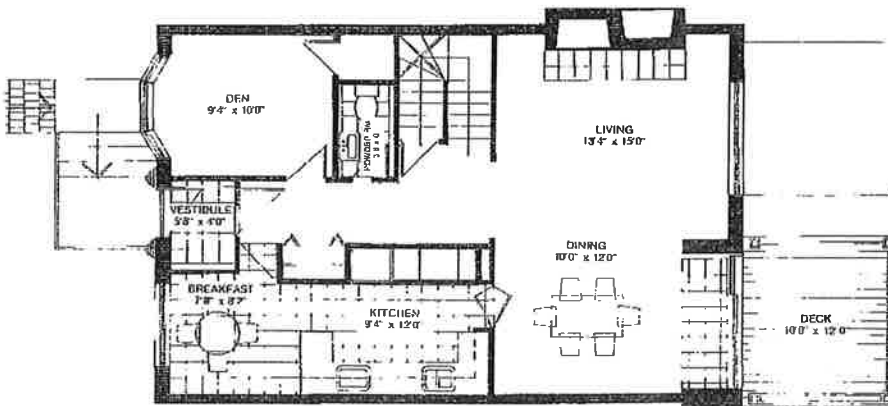
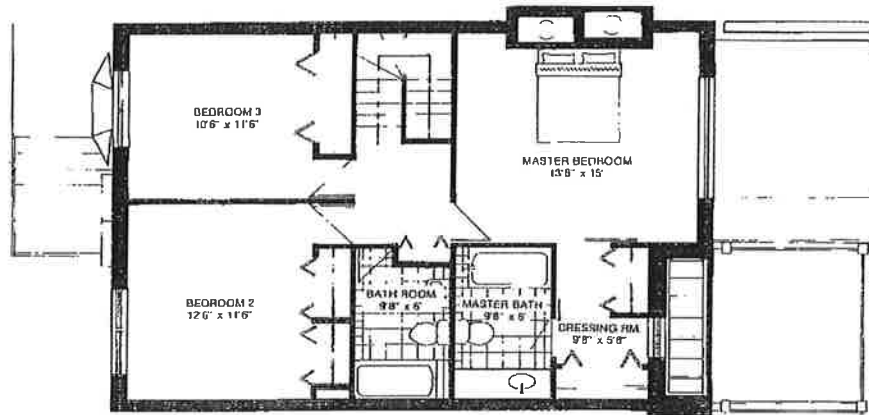
Basic Features

Balloon frame construction; concrete foundation; clay brick veneer; 8" concrete blocks with insulation between units for soundproofing; double glazed thermopane windows and patio doors; automatic garage door opener; asphalt shingle roof; R20 fiberglass insulation on outside walls and R31 fiberglass insulation on second floor ceiling. Basement outside walls above grade insulated. Forced air heating with electric furnace. 200 amp entrance with circuit breakers. All

electrical fixtures included, except for dining room. Ventilation in all bathrooms and over kitchen stove. All copper water piping, Soil piping PVC and copper. Double kitchen sink. All taps single type. 60 gallon glass-lined hot water tank. Connections for dishwasher and washing machine. Laundry sink included. All floors carpeted, including upper stairways. Exceptions are ceramic tile bathrooms, vestibule and solarium. Vinyl tile in kitchen.

SPECIFICATIONS:

Upper Level consists of master bedroom with ensuite bath and dressing room with two separate cupboards, plus two other bedrooms with ample cupboard space and additional bath.



Main Floor features living room with fireplace and marble tile hearth, dining room with adjacent solarium, den, powder room, European-style kitchen with breakfast area.

Lower Level consists of garage, basement featuring large future family room with patio door to outside terrace, laundry room and mud room.

