



SYNERCAPITAL
Investment Realty, Brokerage & Asset Management



FOR SALE
311 Laurier
Street, Rockland
Ontario




KWESI BOURNE, Broker

Tel: (613) 860-3500 ext. 410

Fax: (613) 523-2931

Email: kbourne@klbinvesting.ca

Website: www.klbinvesting.ca



Approx. 29, 000 sq. ft. of
commercial zone land

Income & Expenses

Main Floor: Owner - Occupied

Basement: \$ 1,200 all-included (Monthly)

40 Solar panels annual income - 2023: \$ 6,261.33

Expenses

Taxes:	2023	\$ 5,537.12
Insurance:	estimate	\$ 3,000.00
Hydro:	1 meter	\$ 2,966.25
Water:	1 meter	\$ 1,559.70
Gas:	1 meter	\$ 2,098.16



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KLB Investment Realty Advisory

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FOR SALE

PROPERTY DESCRIPTION

Address: 311 Laurier Street, Rockland Ontario

Asking Price: \$ 749,900.00

- Year Built: 1973
- Owners: Since 2010
- Type of House: Bungalow
- Bedrooms: 5 (3 upper level + 2 lower level)
- Washrooms: 3 (2 upper level + 1 lower level)
- Property Dimensions: frontage = 121ft / depth = 181ft
- Inside living space: Approx. 3000+ sq. ft.
- Flooring: Tile and hardwood on upper level except for the 3 bedrooms (carpet in 2 rooms and vinyl in the master)
- Flooring: Lower level has vinyl
- Garage: Very large detached garage (back of house) with garage door opener
- In-Law suite in the Lower Level
- 40 solar Panel on the Roof
- Large added living space with high ceilings that can have multiple functions play area, bar/lounge, office space, work space.



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PROPERTY DESCRIPTION

- Roof: Metal roof installed in 2012
- 24ft pool: Installed in 2018
- Heat: Gas (Enbridge)
- Rented Hot Water Tank: Furnace and A/C (Reliance)
- New Furnace and Electrical Breaker Panel: Installed in 2013
- Municipal Water and Sewers
- Freshly painted through living area and updated kitchen.
- Large Walk-In Attic: For Storage
- Situated on the Main Street: With Quick Access to the Highway
- 5+ parking spaces.
- In-law suite in basement
- Solar panel installed on the roof (for extra income)



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INTERIOR PHOTOS



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ADDITIONAL PHOTOS



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LOWER LEVEL PHOTOS



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FLOOR PLAN PHOTOS



Below Ground: 1185 sq. ft, FLOOR 2: 865 sq. ft, FLOOR 3: 1588 sq. ft, FLOOR 4: 0 sq. ft
EXCLUDED AREAS: UNDEFINED: 12 sq. ft, UTILITY: 297 sq. ft, STORAGE: 97 sq. ft,
PATIO: 146 sq. ft, LOW CEILING: 224 sq. ft, PORCH: 26 sq. ft,
ATTIC: 271 sq. ft

Lower level Floor Plan

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FLOOR PLAN PHOTOS



Below Ground: 1185 sq. ft, FLOOR 2: 863 sq. ft, FLOOR 3: 1586 sq. ft, FLOOR 4: 0 sq. ft
EXCLUDED AREAS: UNDEFINED: 12 sq. ft, UTILITY: 297 sq. ft, STORAGE: 97 sq. ft,

Main Floor Entrance / Game Room Office Area Plan

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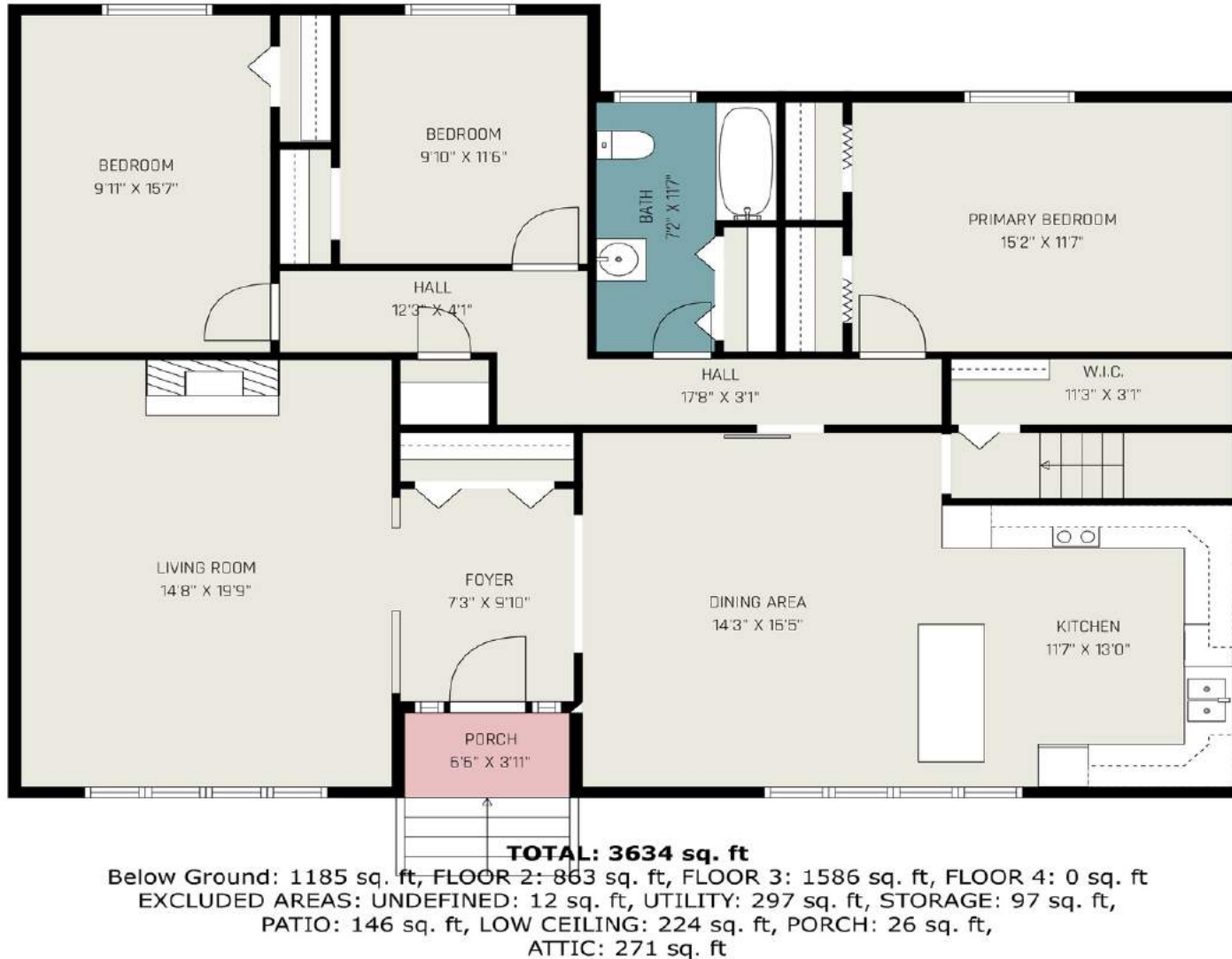
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Main Floor / Living Area Plan

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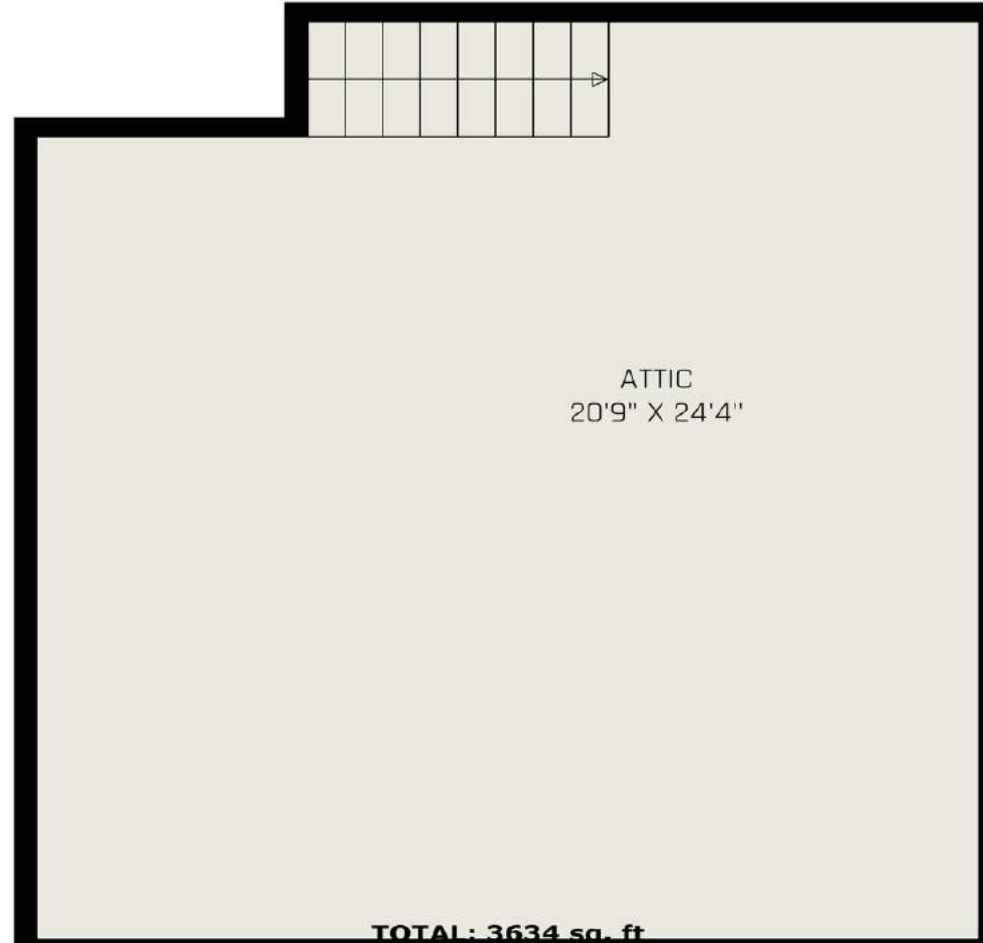
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Below Ground: 1185 sq. ft, FLOOR 2: 885 sq. ft, FLOOR 3: 1588 sq. ft, FLOOR 4: 0 sq. ft
EXCLUDED AREAS: UNDEFINED: 12 sq. ft, UTILITY: 297 sq. ft, STORAGE: 97 sq. ft,
PATIO: 146 sq. ft, LOW CEILING: 224 sq. ft, PORCH: 26 sq. ft,
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Attic Plan

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