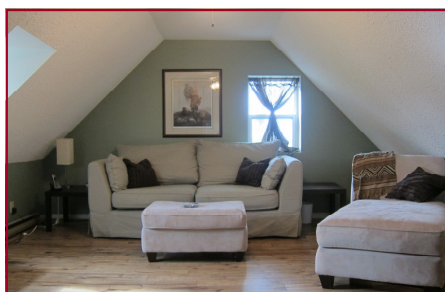


# 2811 Trim Road

NAVAN—MINUTES FROM AVALON



\$345,000



This is the homestead of one of Navan's first Settlers & it remains surrounded by lush farmland today just minutes from Avalon, Nottingate & Springridge. Recent upgrades include: kitchen with stainless appliances, windows, furnace, air conditioning; septic system 2010, pellet stove for economical heating, hardwood, insulation, solar panels installed providing income from sale of power to Hydro One and more.



*Gail McDonald*  
SALES REPRESENTATIVE

[gail@gailmcdonald.ca](mailto:gail@gailmcdonald.ca)

**RE/MAX**<sup>®</sup>  
metro-city realty ltd.  
INDEPENDENTLY OWNED & OPERATED BROKERAGE

(613) 563-1155

# 2811 Trim Road

NAVAN—MINUTES FROM AVALON

## Dimensions

### MAIN LEVEL

Living Room	18.00 × 12.00
Dining Room	13.07 × 11.00
Kitchen	16.06 × 14.00
Bathroom	8.07 × 5.00
Laundry	15.00 × 7.00

### SECOND LEVEL

Master Bedroom	16.07 × 14.03
Bedroom	12.05 × 10.00
Bedroom	10.00 × 8.08
Bedroom	10.00 × 9.06
Main Bathroom	7.00 × 7.00

## Details

**Lot Size:** 177.8 feet by 242 feet (.99 of an acre)

**Legal Description** Part 1 Plan 50R780 and Part 1 Plan 4R15770

**Roof/Foundation** Steel Roof and Stone Foundation— Low Basement

**Heating:** Forced Air Propane and Pellet Stove—A Little Over \$1200. Year

**Inclusions:** Fridge, Stove, Dishwasher, Solar Panels, Automatic Garage Door Opener, Pellet Stove, Children's Play house.

**NOTE: INCOME FROM SALE OF POWER TO HYDRO ONE AVERAGES CLOSE TO \$300/Month**



THE INFORMATION CONTAINED HEREIN IS BELIEVED TO BE ACCURATE BUT IS NOT WARRANTED.

[gail@gailmcdonald.ca](mailto:gail@gailmcdonald.ca)

(613) 563-1155