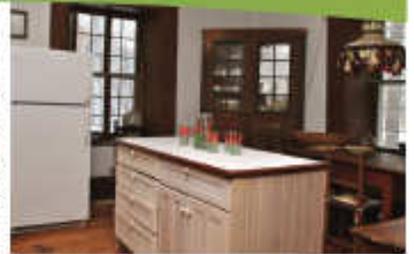


**HISTORIC ROBERT GLASGOW HOUSE CIRCA 1835  
MERCHANT'S BANK  
For Sale by Auction**



**Friday April 7th, 2017 at 6:00pm**

**388 Centre Street  
Prescott, ON K0E 1T0**



**For more information call 613-933-7672 or  
visit us online at [www.TheresaTaylor.com](http://www.TheresaTaylor.com)**

# Historic John Glasgow House circa 1835 Merchant's Bank 1868-1875

For Sale by Auction  
**388 Centre Street  
Prescott, ON  
KoE 1To**

## Features

This Victorian Era home is a 2.5- storey stone building with a long, narrow, 1.5 storey addition on the back. This fine stone house was built around 1837 by Robert Glasgow. The interior is keeping with the original architectural features of the period, offering two parlours, formal dining room, kitchen, two baths and four bedrooms. As it was once the Merchant's Bank the original vault is still in place in the centre of the house. The "Maids' Quarters", has endless potential for addition living space for either a In Law Suite, work shop, office for those who work from home or an entrepreneurial opportunity. The previous carriage shed shell remains, and is a free air garden sanctuary.



## Location

The property is located at the corner of 388 Centre Street, and Dibble Street West, Prescott, Ontario. The Town of Prescott is ideally located near Highway 401, Highway 416 and close to the international bridge and within commuting distance to our nation's capital Ottawa. Brockville is only 19 km away. Being situated on the North Shore of the St. Lawrence River, adds to the appeal of this community.

## Community Information

The Town of Prescott hosts a population of 4,284 and offers its residents municipal water and sewer. Several modern amenities are readily available, including public and separate primary and secondary education, and recreational facilities. Medical practitioners – Doctors, Dentist, Optometrist, Chiropractors, Physiotherapist, and Registered Massage Therapist have practices here. The region is home to many churches and community groups.

## Attractions

Prescott Est. 1784 The Fort Town has its many historical landmarks, parks, recreation area that offers venues to all age groups. It hosts a local 18 hole golf course, and all the water recreational activities commence right at your back door. Prescott is the home the St. Lawrence Shakespeare Festival, Loyalist Days, and the Fort Town Concert Association just to name a few of the many opportunities to enjoy cultural and recreational activities.

## Real Estate Auction

**Friday  
April 7, 2017  
6:00 p.m.  
On-Site**

## Viewings

**Sunday  
March 19th  
1:00—3:00 p.m.**

**Sunday  
April 2nd  
1:00—3:00 p.m.**

Auctions are becoming an increasingly popular way of selling houses. Prospective buyers are invited to bring along a lawyer or real estate agent to the auction.

## How Does It Work?

The Auction of this house will take place in the same manner in which you would expect to bid on a piece of personal property. The Auctioneer will move at a slower pace to ensure that every person clearly understands the amount of the previous bid. You will have the opportunity to bid as many times as you like and upon conclusion, the highest bidder will be declared the buyer subject to the approval of the Vendor. Auctioneer's decision is final.

For full rules and terms of sale see the last page of this brochure.

# PROPERTY OVERVIEW

## Main Floor (2708 sq. ft)

- Parlour with natural gas fireplace
- South entrance parlour
- Formal Dining Room
- Kitchen
- Vault
- Bathroom with walk in shower (*new 2016*)



## Second Floor (2063 sq. ft)

- Four bedrooms
- Large landing
- 4 piece bathroom

## Maids' Quarters (potential redevelopment)

- 2 storey living space
  - 2 rooms second floor
  - 3 rooms main floor
- Natural gas infrastructure in place



## Structure and Mechanical

- Building – exterior square footage 4, 247 square feet
- Electrical 200 amp service with W/ESA Inspection Certificate and permit
- Central air conditioning
- Natural gas furnace installed Oct. 2016
- Basement stair case new fall 2016
- Hot water tank electric installed Fall 2016
- Municipal water and sewer



## Lot

- Frontage: 158.86 feet
- Lot area: .28 acres

## Zoning and Tax info

- Zoned Residential, Single family detached
- Legal Description: Plan 19 BLK 2 PT LOTS 11 and 12 RP : 15R9776 PART 1; PRESCOTT TOWN
- MPAC assessment \$242,000.00 2016
- Real Estate taxes: \$3,338.00 2016
- Electrical costs which includes water and sewer \$1859.00

## Other Info

### History

- <http://www.recorder.ca/2017/02/22/all-for-auction-all-for-others>

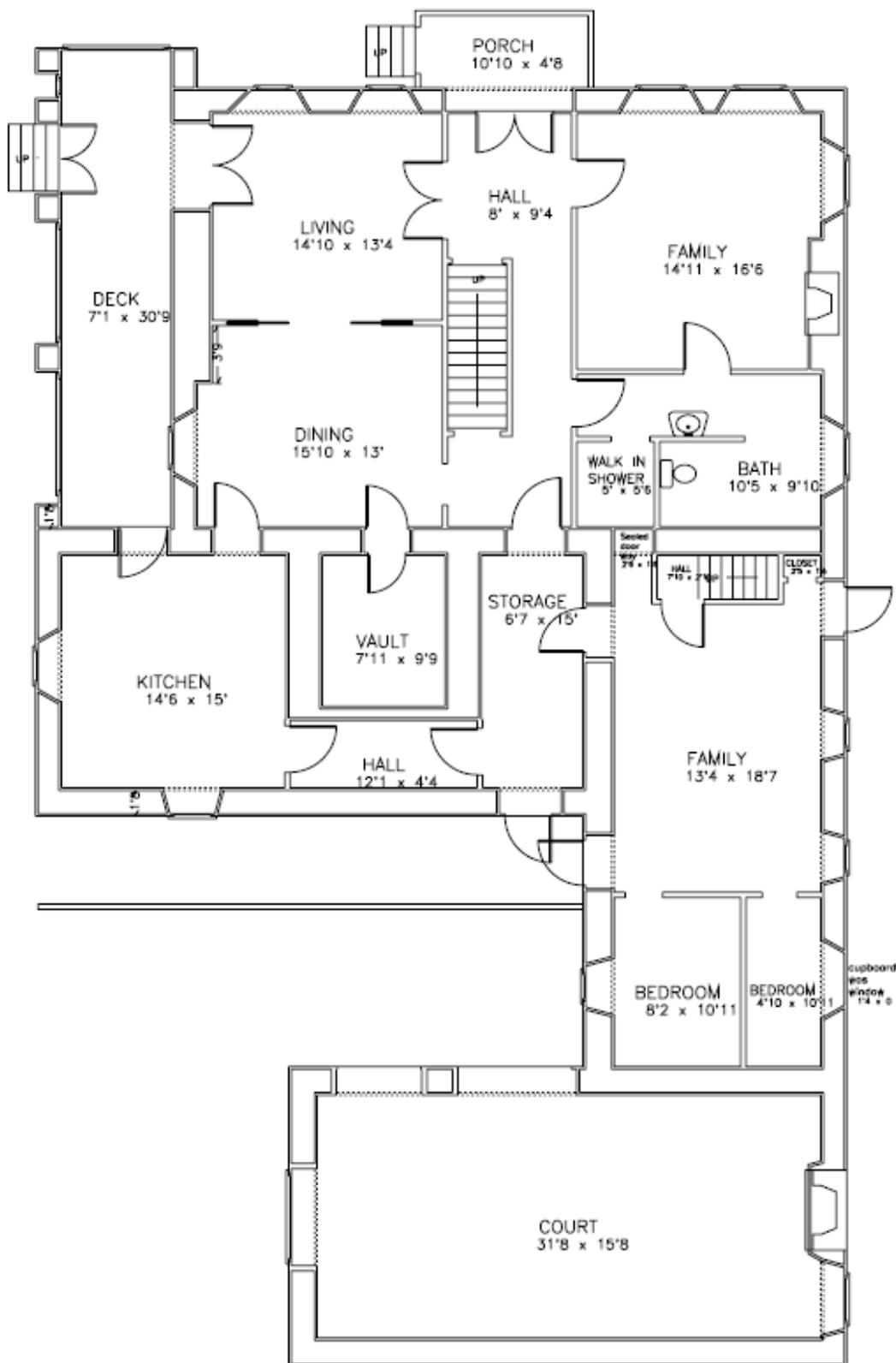


# 388 Centre Street, Prescott, Ontario



# Floor Plan

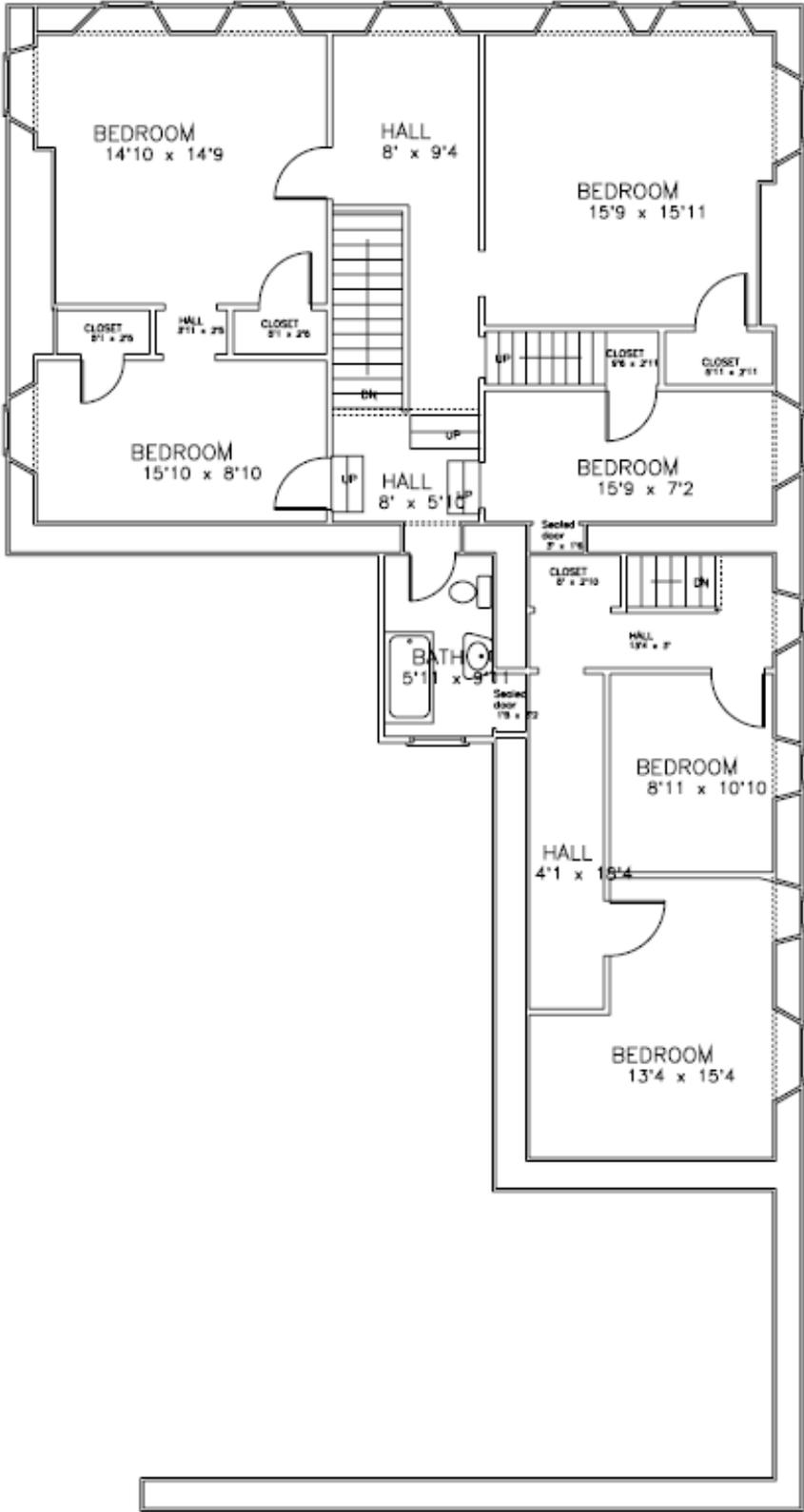
## First Floor



LIVING AREA  
2708 sq ft

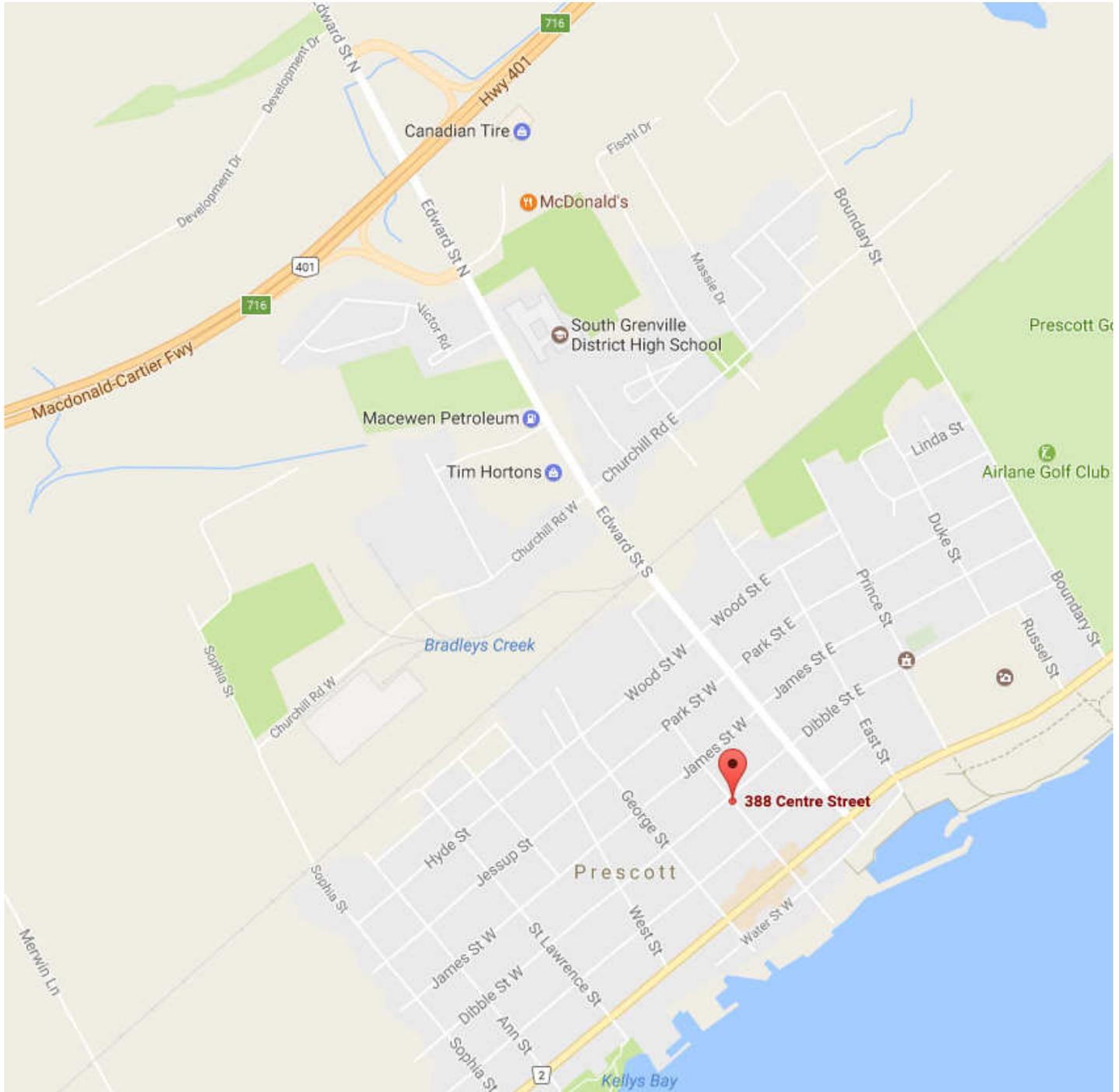
# Floor Plan

## Second Floor



LIVING AREA  
2063 sq ft

# Getting to 388 Centre Street in Prescott



## Property Address

388 Centre Street  
Prescott, Ontario

## Directions

Highway 401 to Prescott  
South on Edward Street  
Right on Dibble Street  
Left on Centre Street

# BID INFORMATION

1. There is no minimum opening bid.
2. Deposit is \$15,000 payable in trust to Laushway Law Office
3. Selling date is Friday, April 7, 2017
4. Closing will be on or before May 5, 2017
5. No conditions may be added to the agreement by the purchaser either at the Auction or otherwise.
6. The Purchaser's lawyer will be allowed until two weeks prior to closing to inspect title.

## PROCEDURES & TERMS

1. All bidders and others attending this Auction agree that they have read and fully understand these terms and agree to be bound thereby. These terms are in addition to any other posted information, if any.
2. **Registration** for the Real Estate Auction will begin one hour prior to Auction onsite. Anyone interested in bidding **must register** and obtain a bidding card. There is no charge for registering.
3. All **announcements** by the Auctioneer and or Seller at commencement of the Auction will take precedence over any previously printed material or any other oral statements made by anyone employed by, representing, or associated with the Auctioneers.
4. **Questions** will be entertained only prior to the commencement of the Auction proceedings. Please see a bid assistant for questions during the sale itself.
5. If any **dispute** arises between or among bidders, the decision of the Auctioneer shall be final and absolute.
6. Auctioneers reserve the right to reject any or all bids and reserves the right to bid on behalf of an absentee bidder. The existence of absentee bidders, if any, will be disclosed at the beginning of the auction.
7. **Buyer's Premium:** A 10% buyer's premium will be added to the bid price on each property to become part of the total purchase price paid by the Buyer at closing. (i.e. if the final bid on the property is \$100,000.00, add the 10% buyer's premium of \$10,000.00 in this case, for a total purchase price of \$110,000.00).
8. **Agency:** Buyer acknowledges that the Auctioneer represents the seller and that the payment of this premium does not constitute a relationship of dual agency.
9. **Broker Participation:** A commission will be paid by the Auction Company to the licensed Real Estate Broker whose prospect successfully closes on the property. Broker/Agent must call for and complete a Memorandum of Understanding, 48 hours prior to the published Auction date, which is available through the Auctioneer's office at 613-933-7672.
10. **Closing Costs:** Purchaser will incur standard closing costs, as would be the case through any Purchase of Real Estate in the Province of Ontario.

**Note:** The information contained herein is to the best knowledge of the provider or was compiled from Public Information, and is provided to you without warranties or representations of any kind. The property is offered as is and where is, with all faults and that no warranties or representations are made in connection with the property whatsoever.