



Price: <b>\$199,200</b>	MLS® #: <b>10603076</b>
Status: <b>Active</b>	Sale Type:
Property For: <b>Sale</b>	Occupancy: <b>Vacant</b>
Waterfront:	
Address: <b>1028 BAUDER CRES</b>	
City: <b>KINGSTON, FRONTENAC, K7P 1M6</b>	
Legal Descr.: <b>LT 26 PLAN 1754, S/T FR325750 KINGSTON TOWNSHIP</b>	
District: <b>39 - North of Taylor Kidd Blvd</b>	Age (Yrs):
Zoning: <b>RES</b>	Approx SqFt:
Taxes: <b>2496</b>	Lot Size: <b>75.49 X111.96 IRR, REAR 23.2</b>
Tax Year: <b>2009</b>	Acreage:
	Side of Road: <b>North</b>
List.Date: <b>23-APR-2010</b>	Possession: <b>IMMEDIATE</b>

**Directions**

Bedrooms: <b>2+0</b>	Exterior: <b>Brick/Wood</b>	Fireplace Type: <b>None</b>
Bathrooms: <b>1 \ 0</b>	Roof: <b>Shingles - Asphalt</b>	# of Fireplaces:
Amperage: <b>100</b>	Foundation: <b>Block</b>	Exterior Features: <b>Deck, Fenced, Landscaped</b>
Access: <b>Municipal Road</b>	Basement: <b>Partial</b>	Services Avail: <b>Bus Service, Cable TV, Garb Pick-Up, Gas (Natural), Hydro, Street Lights, Telephone, High Speed Internet</b>
Type: <b>Single Family</b>	Bsmnt Features: <b>Partly Finished</b>	Pool:
Style: <b>Elevated 1 Storey, Detached</b>	Heating: <b>Forced Air, Furnace, Energy Efficient</b>	Flooring: <b>Carpet, Lino / Vinyl</b>
Property Size: <b>Under 0.5 Acres</b>	Fuel - Heating: <b>Gas (Natural)</b>	Site Features: <b>Fenced, Landscaped</b>
Building Age: <b>26-50</b>	Water Supply: <b>Municipal</b>	Doc's Available: <b>S.P.I.S, Building Location Survey</b>
Construction: <b>Frame</b>	Sewer Type: <b>Municipal</b>	
Garage: <b>Attached</b>	Rentals: <b>Water Heater</b>	
Garage Features: <b>Single</b>	Hot Water Heating: <b>Gas (Natural)</b>	
Driveway/Parking: <b>Single Wide, Paved</b>	Indoor Features:	
# Parking Spaces:	Energy Code:	

Waterfront Name:	Shoreline:	Waterfront Features:
Water Frontage:		

Property Manager:	Condo Fees Incl.:	Storage:
Phone:	Common Elements:	WaterView:
Condo Fees:		Pets:

**Chattels Included** washer , dryer, stove

**Fixtures Excluded**

**Public Remarks** What a deal! In an area of much higher priced homes is this 2 bedroom home with a den and rec rm down. Situated on a beautiful treed yard and with a drive under garage with access to the house, this whole package is an exceptional deal well worth your interest!

**Internal Remarks**

Floor	Room	Size	Floor	Room	Size
MLEVL	LIVIN	12' 5 X 14' 6	MLEVL	BATH4	5' 0 X 7' 4
MLEVL	DINRM	9' 4 X 12' 6	LLEVL	RECRM	12' 0 X 16' 5
MLEVL	KITCH	8' 0 X 13' 4	LLEVL	DEN	12' 2 X 13' 2
MLEVL	MBED	12' 5 X 17' 5	LLEVL	LAUND	12' 0 X 9' 0 & UTILITY
MLEVL	BEDRM	10' 3 X 10' 8			

Seller Name: <b>JACKI MCCABE (POA)</b>	Home Tel.:	Bus.Tel.:
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Listing Office: <a href="http://www.pattigray.com">REALTY EXECUTIVE SOUTHEASTERN ONTARIO, BROKERAGE - K148 613 634-7653</a> Website: <a href="http://pattigray.com">http://pattigray.com</a>	Listing Agent: <b>PATTI GRAY 613-634-7653</b> <a href="mailto:patti@pattigray.com">patti@pattigray.com</a> Website: <a href="http://www.pattigray.com">http://www.pattigray.com</a>
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CSO: <b>2.0</b>
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