

Set High On A Private Knoll



1045 Rutledge

\$359,900

MLS area: 47

MLS#: 11605602

BG#: 1045r

Original price: \$359,900

Features

- * Treed Private 3.5 Acres
- * 3250 Sq. Ft. 2 Storey
- * 3 Bedrooms 2 1/2 Baths
- * Master Ensuite
- * Centre Hall Plan
- * Island Kitchen
- * 2 nd Floor Laundry
- * Oversized Family Rm, 9ft Garden Door
- * Bonus Rms Over Garage With Hot Tub
- * Party Sized Deck
- * Central Air, Central Vac
- * Kitchen Pantry

Measurements and Room Information

1045 Rutledge

Level	Room	Length	Width	Flooring	Comments
M	Living Room	15'7	15'0	Carpet	
M	Dining Room	15'0	14'4	Carpet	
M	Kitchen	16'3	11'0	Vinyl	Pantry 5'0 x 3'0
M	Breakfast Eating	12'0	7'5	Vinyl	
M	Bath 2 pc	6'5	4'0	Vinyl	
M	Family Room	18'8	15'2	Carpet	9'0 Garden Door 6'0 Window
M	Mud	6'3	4'0	Vinyl	
U	Master Bedroom	21'0	16'0	Carpet	Plus Dormer 4'9 x 4'8 Walk in closet 8'0 x 11'0
U	Master Ensuite	8'1	5'11	Vinyl	Shower
U	Bedroom	17'0	9'6	Carpet	Plus Dormer 4'9 x 4'8 Walk in closet 7'8 x 4'0 Fan
U	Bedroom	16'0	12'0	Carpet	Walk in closet 8'0 x 4'8 Fan
U	Bath 4 pc	8'0	6'7	Vinyl	Acrylic Tub
U	Den	14'0	4'5	Carpet	Desk Area
U	Games / Hobby	26'6	20'10	Carpet	Access from garage as well as Master
U	Laundry	8'6	6'6	Carpet	Off Bonus Room



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Price: \$359,900	MLS# #: 11605602
Status: Active	Sale Type:
Property For: Sale	Occupancy: Owner
	Waterfront: No
Address: 1045 RUTLEDGE	
City: SYDENHAM, FRONTENAC, K0H 2L0	
Legal Descr.: PT LT 17 CON 6 LOUGHBOROUGH PT 1 13R9514 &PT 3 13R16144	
District: 47 - Frontenac South	Age (Yrs):
Zoning: RES	Approx SqFt: 3250
Taxes: 3212	Lot Size: 350.26 X 391.57
Tax Year: 2011	Acres: 3.5
	Side of Road: South
List.Date: 23-JUL-2011	Possession: TBA

Directions Perth rd to Rutledge, turn West, home on left

Bedrooms: 3+0	Exterior: Brick, Vinyl	Fireplace Type: None
Bathrooms: 2 \ 1	Roof: Shingles - Asphalt	# of Fireplaces:
Amperage: 100	Foundation: Block	Exterior Features: Deck, Landscaped
Access: Municipal Road	Basement: Crawl	Services Avail: Garb Pick-Up, Hydro, Telephone, High Speed Internet
Type: Single Family	Bsmnt Features: Not Applicable	Pool:
Style: 2 Storey, Detached	Heating: Forced Air, Furnace	Flooring: Carpet, Lino / Vinyl
Property Size: 3.0 - 9.99 Acres	Fuel - Heating: Oil	Site Features: Landscaped
Building Age: 11-25	Water Supply: Well - Drilled	Doc's Available: S.P.I.S, Land Survey, Well Record, Septic Documents
Construction: Frame	Sewer Type: Septic Installed	
Garage: Attached	Rentals: None	
Garage Features: Double	Hot Water Heating: Electric	
Driveway/Parking: Single Wide	Indoor Features: Central A/C, Central Vacuum	
# 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 Central Vac, Air Conditioner

Fixtures Excluded

Public Remarks Set on a knoll surrounded by trees for privacy is this bucolic 3250 sq ft, 2 storey with 3 large bedrooms, all of which feature a walk in closet. The centre hall plan provides spacious principal rooms and a bright family room with a 9 foot garden door overlooking the deck and a serene, private pastoral view. The 26 ft bonus rm over the garage has two access staircases and there is a hot tub for family enjoyment. There is a double garage with lots of room for the toys. The lot is 3.7 acres in size, make your appt. today!

Internal Remarks Please arrange for showings preceeding day, thanks

Floor	Room	Size	Floor	Room	Size
MLEVL	LIVIN	15'7 X 15'0	ULEVL	EBTH3	8'1 X 5'11
MLEVL	DINRM	15'0 X 14'4	ULEVL	BEDRM	17'0 X 9'6
MLEVL	KITCH	16'3 X 11'0	ULEVL	BEDRM	16'0 X 12'0
MLEVL	OTHER	12'0 X 7'5(BREAKFAST	ULEVL	BATH4	8'0 X 6'7
MLEVL	FAMRM	18'8 X 15'2	ULEVL	DEN	14'0 X 4'5
MLEVL	BATH2	6'5 X 4'0	ULEVL	OTHER	26'6X20'10(GAMES
MLEVL	OTHER	6'3 X 4'0(MUD	ULEVL	LAUND	8'6 X 6'6
ULEVL	MBED	21'0 X 16'0			

Seller Name: ROBERT HARTLEY	Home Tel.:	Bus.Tel.:
Seller Name: OLIVE HARTLEY	Home Tel.:	Bus.Tel.:

Listing Office: REALTY EXECUTIVE SOUTHEASTERN ONTARIO, BROKERAGE - K148 613 634-7653	Listing Agent: PATTI GRAY 613-634-7653 patti@pattigray.com
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CSO: **2.0**

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Disclosure

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A Seller's property information statement (formerly VIFS) is available and is part of this brochure. Buyers are advised to

1. Read the brochure carefully and make their own enquiries.
2. Verify all features and details of the property.
3. Have an independent inspection completed and to draw their own conclusions as to the condition of the property.
4. Satisfy themselves as to the property setting as it pertains to:
 - 1) environmental issue's (noise, smell, view) hydro lines, airplane flight paths, railroad lines, major arterial roads, commercial developments, future developments, land fill sites, and quarries.
 - 2) surroundings ie: commercial buildings, community facilities, schools, day care centres, multiple units and group homes.
5. Verify all measurements, where the size is important for furniture positioning.
6. If the property has a well, have an independent analysis of the water supply and satisfy themselves as to quantity, quality and related equipment.
7. If the property has a septic system, have an independent inspection of the sewage disposal system and satisfy themselves as to the operation.

Before the waiving of conditions, making the agreement of purchase and sale firm agreement.

It is highly recommended that all BUYERS be represented by a Buyers Agent and have signed a contract with that Agent.

This Brochure can be viewed and printed from the web
www.pattigray.com

Have A Nice Day !



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