

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

Realty Executives Southeastern Ontario Brokerage 1040 Gardiners Rd. Kingston, ON K7P-1R7
613-634-7653 fax 613-634-6199 E-Mail: patti@pattigray.com Web:www.pattigray.com



Living Room



Dining Room



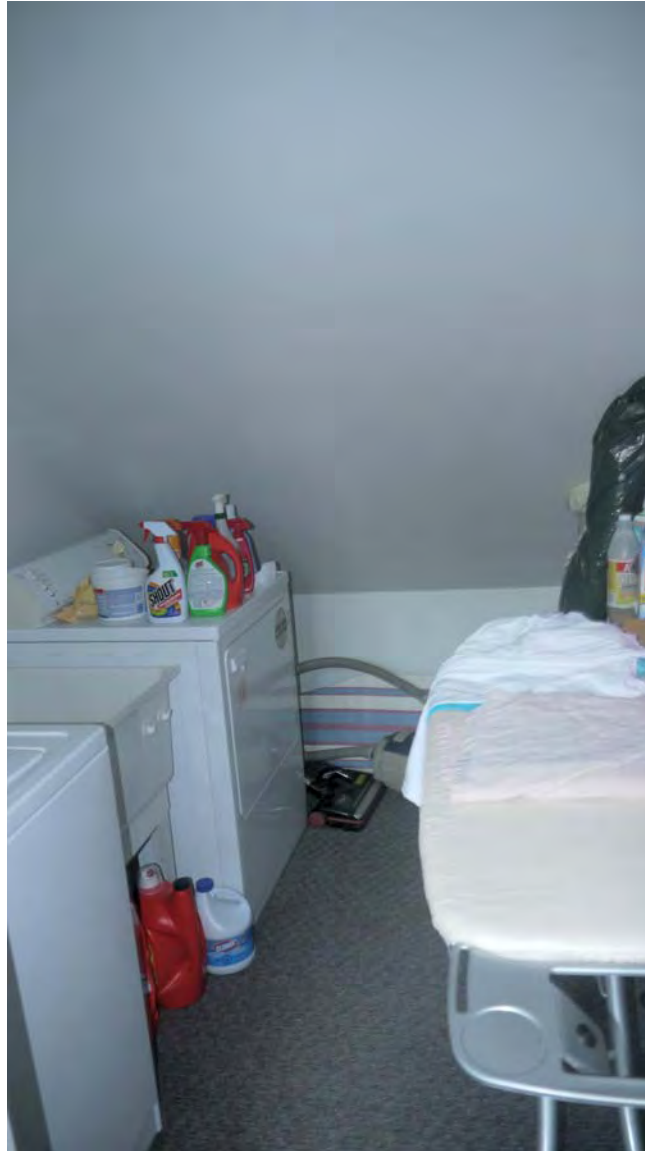
Kitchen



Breakfast Eating Area



Bedroom Level Laundry



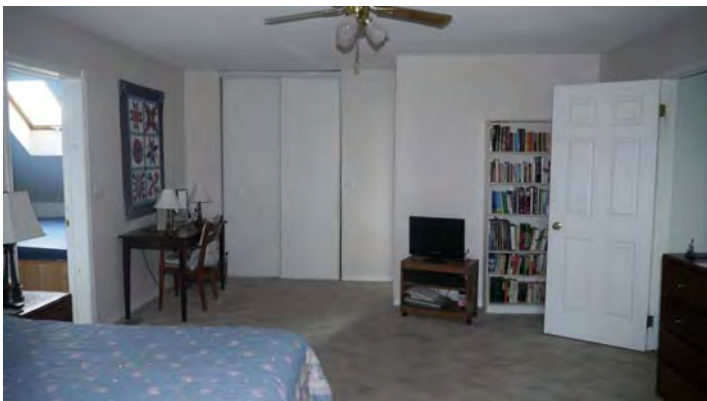
Family Room



Stairs To Upper Level



Master Bedroom



Bedroom Two



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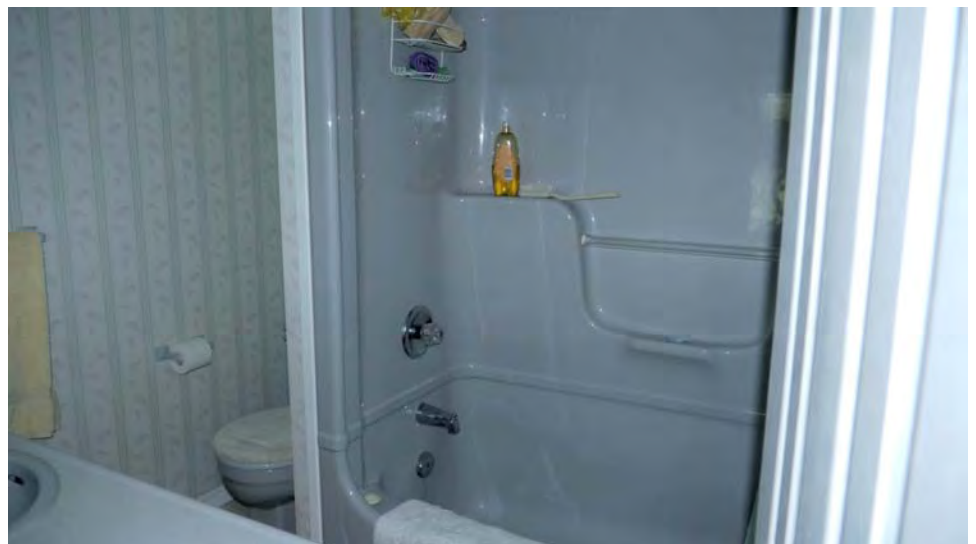


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Bedroom Three



Baths

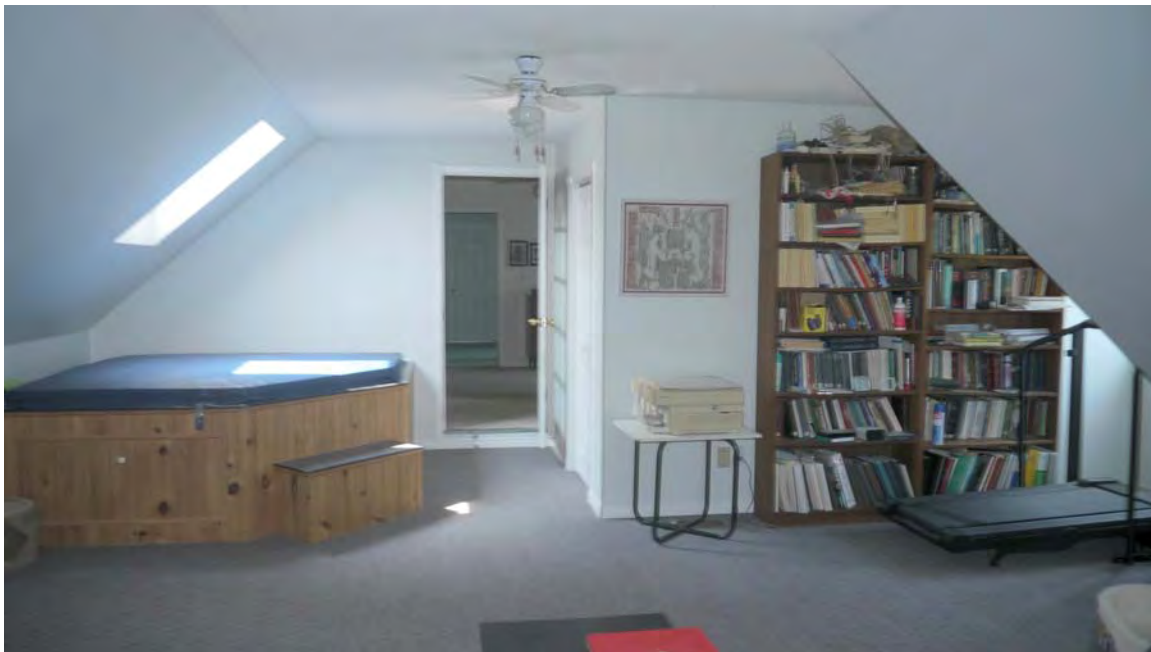


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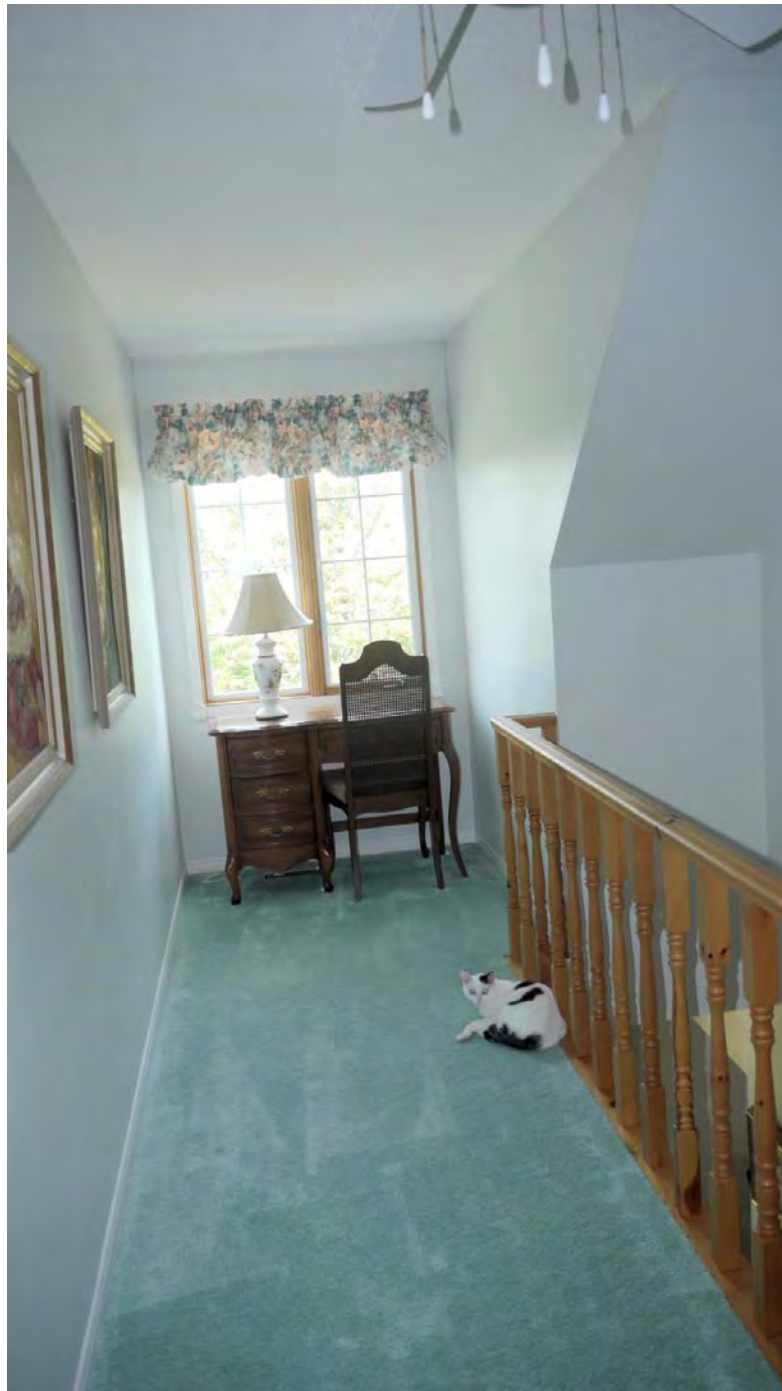
Bonus Room



Bonus Room



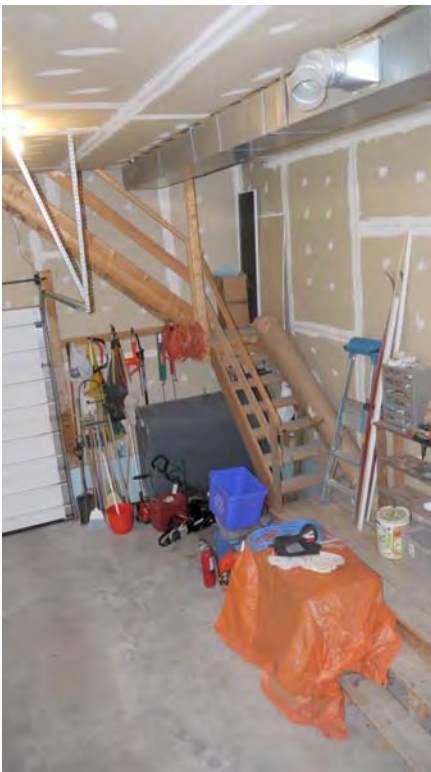
Upper Hall



Utilities



Garage



2nd Staircase To Bonus Rm



Deck



Yard



Rear



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.: |

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|---------------------------------------------------------------------------------------------|--------------------------------------------------------------------------|
| Listing Office: REALTY EXECUTIVE SOUTHEASTERN ONTARIO, BROKERAGE - K148 613 634-7653 | Listing Agent: PATTI GRAY 613-634-7653 patti@pattigray.com |
| Website: http://pattigray.com | Website: http://www.pattigray.com |

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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