

# Wriggle Your Toes In The Sand Beach



**1066 Doucette Lane**

**\$149,200**

Original Price: \$149,200

MLS Area: 45

MLS #: 06602748

List #: 1066d

## Features

- \* 120 ft of natural sand beach
- \* 3 Bedrooms, 1 Bath
- \* Heated by air tight oil stove
- \* Drilled well & septic
- \* Fantastic view
- \* Removable dock
- \* Exception Waterfront Starter
- \* Zoned seasonal, off yr round rd.
- \* Access to Rock & Hambly Lake
- \* 20 min to kingston, 5 min to Verona
- \* Treed setting
- \* Winterized
- \* Storage shed
- \* Great Year Round Cottage

**BROKERAGE: REALTY EXECUTIVES SOUTHEASTERN ONTARIO**  
1040 Gardiners Rd. Kingston ON. K7P-1R7

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# Living Room



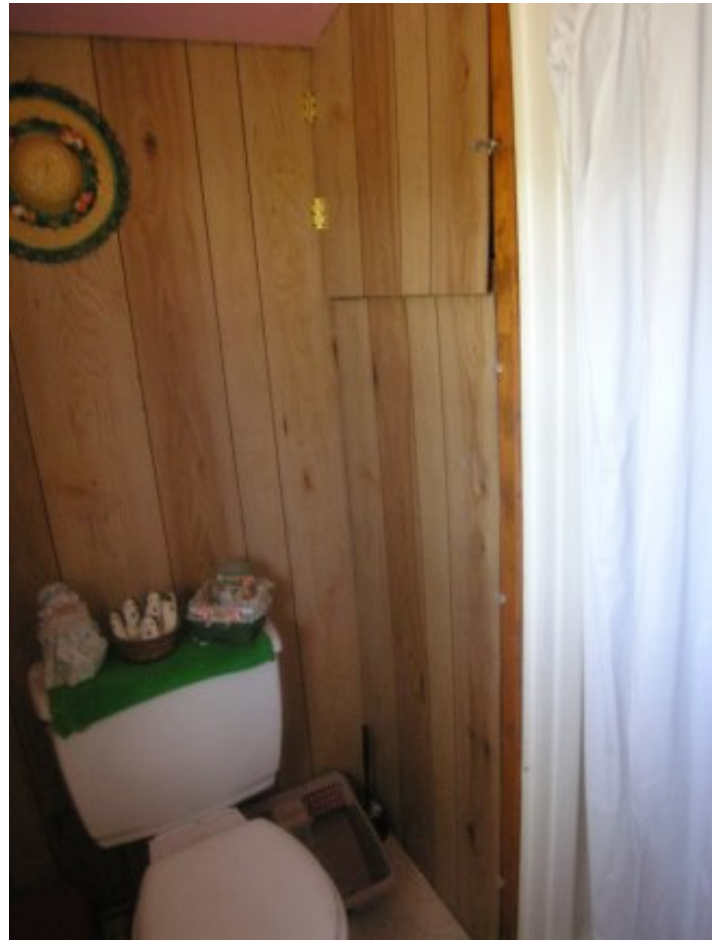
# Kitchen



# Bedrooms



# Bath & Laundry



# Memorable Vistas



# Front & Rear



# Professional Landscaped



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EXECUTIVES**



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# Sand Beach



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# View / View / View



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# Opportunity Knocks

MLS #: 06602748

Status: Active

Price: \$149,200

<b>Address:</b> 1066 Doucette Lane	<b>Municipality:</b> Verona	<b>HRV system</b> <input type="checkbox"/>
<b>Legal:</b> Conc 13 Pt It8 RP 13R14425	<b>Subdivision:</b>	<b>Air Conditioning</b> <input type="checkbox"/>
<b>Owner:</b> Terry Hole & Donna Corcoran Hole	<b>MLS Area:</b> 45	<b>Central Vac</b> <input type="checkbox"/>
<b>Occupant:</b> owner	<b>Postal Code:</b> K0H 1W0	<b>Tv Tower</b> <input type="checkbox"/>
<b>Lot Size:</b> 120w x 138 <b>Acres:</b>	<b>Poss:</b> tba	<b>Exterior</b> alum /vinyl
<b>Type:</b> Res	<b>Side of road:</b>	<b>Floors</b> hwd,vinyl
<b>Sq Ft:</b>	<b>Below:</b>	<b>House Age:</b> 0
<b>Waterfront:</b> Howes Lake	<b>Taxes:</b> \$974.56	<b>Year:</b> 2005
<b>Sellers Info Statement</b> <input checked="" type="checkbox"/>	<b>Condo Fee:</b>	<b>Basement</b>
<b>In law Suite</b> <input type="checkbox"/>	<b>Fee Includes:</b>	<b>Foundation</b>
<b>Storage shed</b> <input checked="" type="checkbox"/>	<b>Heating Cost:</b>	<b>Basement Exit</b>
<b>Yard Fenced</b> <input type="checkbox"/>	<b>Heat:</b> air tight Elmira stove	<b>Water softner</b> <input type="checkbox"/>
<b># of Bedrooms:</b> 3	<b>Fuel:</b> oil	<b>Water treatment equip</b> <input type="checkbox"/>
<b># of Bathrooms:</b> 1	<b>High Efficient</b> <input type="checkbox"/> <b>Heat Pump</b> <input type="checkbox"/>	<b>UV Lite</b> <input type="checkbox"/>
<b>Ensuite</b> <input type="checkbox"/>	<b>oil tank date:</b>	<b>Water source</b> well
<b>Roof</b> asphalt	<b>Electric # amps:</b> 50	<b>Well GPM</b>
<b>Uffi</b> <input type="checkbox"/>	<b>Circuit breakers:</b> <input type="checkbox"/>	<b>Sewage</b> septic
<b>Chattels:</b> dock	<b>Hot water tank fuel:</b> elect	<b>Tile bed age</b>
	<b>Hot water tank rental</b> <input checked="" type="checkbox"/>	<b>Pool Type:</b>
<b>Exclusions:</b>		<b>Garage / Parking:</b>
<b>Rental Equipment:</b> hwt		<b>Driveway width:</b> single
<b>Directions:</b> Hwy 38 north, turn right onto Craig right onto Doucette		<b>Driveway surface:</b> gravel
<b>MLS Remarks:</b>		<b>Services</b>
Wriggle Your Toes in the sand on this Howes Lake Beach property. Connecting with two other lakes, those being Rock and Hambley, this property features 120 ft of shoreline just off a year round road, this 3 bedroom winterized cottage is heated with an Elmira air tight oil stove, is on a septic and drilled well, with a removable alumium dock, a children's play structure and a level sand beach to play in, this property is very worthy of your interest.		<b>Bus service</b> <input type="checkbox"/>
		<b>Cable</b> <input type="checkbox"/>
		<b>Garbage Pick-up</b> <input type="checkbox"/>
		<b>Gas</b> <input type="checkbox"/>
		<b>Hydro</b> <input checked="" type="checkbox"/>
		<b>Street Lights</b> <input type="checkbox"/>
		<b>Telephone</b> <input checked="" type="checkbox"/>
		<b>High Speed</b> <input type="checkbox"/>
<b>Notes:</b>		



## Make your offer



Listing Broker: Patti Gray, Broker / Administration Bob Bankosky, Broker of Record

Brokerage: Realty Executives Southeastern Ontario 1040 Gardiners Rd. Kingston ON K7P 1P7  
Phone: (613) 634-7653 Cell: (613) 541-9778 Fax: (613) 634-6199 Email: Patti@PattiGray.com Website:

# Disclosure

**This Listing is a result of a contract between the Brokerage Company of REALTY EXECUTIVES Southeastern Ontario and the Seller, no liability for errors of any kind is assumed by the Seller or Realty Executives Southeastern Ontario.**

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

1. Read the brochure carefully and make their own enquiries.
2. To verify all features and details of the property.
3. To have an independent inspection completed and to draw their own conclusions as to the condition of the property.
4. .To satisfy themselves as to the property setting as it pertains to 1)environmental issue's (Noise, Smell, View). i.e. 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 vacilities, schools, day care centres, multiply units and group homes,
5. Verify all measurements, where the size is important for furniture positioning.
6. If the property has a well to 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 to 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](http://www.pattigray.com)

*Have A Nice Day !*



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