

# Imagine



**1088 Highway #96**

**\$695,200**

Original price: \$695,200

MLS area: 04

MLS#: 09603349

BG#: 1088h

## Features

- \* Hand Scribed Log Home
- \* 105 Ft Frontage Lake Ontario
- \* 3 Bedrooms
- \* Master Jacuzzi with a View
- \* Vaulted 22 ft Ceiling in Great Room
- \* Woodstove, Steel Roof
- \* Built In Stainless Steel Appliances
- \* Exceptional Stone Work Patio, Hot Tub
- \* 5 Min Boat Ride to Downtown Theaters & Restaurants
- \* Variety of Bird Life to View

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





# Million Dollar View

MLS #: 09603349

Status: Active

Price: \$695,200

Address: 1088 Highway #96	Municipality: Wolfe Island	HRV System: No
Legal: See Notes	Subdivision:	Air Conditioning: No
Owner: Wade Byer	MLS Area: 04	Central Vac: No
Occupant: Owner	County: Frontenac Islands	TV Tower: No
Lot Size: 105 ft x 0.28 acres	Postal Code: K0H 2Y0	Exterior: Log
Type: 1 1/2 Storey    Zoning: Res	Poss: TBA	Floors: Hardwood
Sq Ft: 1600	Side of Road: North	Basement: Crawl
Taxes: \$1984.36    Year: 2008	House Age: 9	Foundation: Block
Waterfront: Lake Ontario	Condo Fee: n/a	Basement Exit: No
In Law Suite: No	Fee Includes: n/a	Water Softener: No
Storage Shed: Yes    Yard Fenced: No	Heating Cost:	Water Treat Equip: Yes
# of Rooms:	Heat: Forced Air	UV Light: Yes
Bedrooms: 3	Fuel: Electric	Water Source: Lake Intake
Bathrooms: 1    Half Bath: 1	Oil Tank Date: n/a	Well GPM:
High Efficient: No	# Amps: 200	Sewage: Septic
Ensuite: Yes	Roof: Steel	Tile Bed Age: 9
Chattels: Built in appliances	Circuit Breakers: Yes	Pool Type: n/a
	Hot Water Tank Rental: No	Garage/Parking: No Garage
	Hot Water Tank Fuel: Electric	Driveway Width: Double
		Driveway Surface: Gravel

Rental Equipment: None

## MLS Remarks:

Enjoy huge spectacular views of the lake, Kingston skyline, magnificent sunsets and Fort Henry through dramatic and expansive windows in almost every room is this hand scribed log home on the edge of Marysville, Wolfe Island. From the 22 ft ceiling, the kitchen built ins to the beautifully landscaped yard with large stone patios leading to the dock, this 1600 sq ft, 3 bedroom, 2 bath home is a great place to escape and rekindle anywhere, anytime.

Notes: Legal Description: Plan 73 Pt Lt 5 RP13R9882 Pt 1



**Make Your Offer!**



**Listing Broker: Patti Gray / Administration: Krista Blais / Broker of Record: Bob Bankosky**

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# Disclosure

**This Listing is a result of a contract between REALTY EXECUTIVES Southeastern Ontario, Brokerage 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 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](http://www.pattigray.com)

*Have A Nice Day !*



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