

Affordable Living



108 Kingscourt Ave

\$173,200

Original price: \$173,200

MLS area: 22

MLS#: 09607721

BG#: 108k

Features

- * 3 Bedroom Bungalow
- * 1 1/2 Baths
- * Hwd Floors Under Carpet in LR & 2 Bedrooms
- * Air Conditioning
- * 200 Amp Service
- * Rec Rm with Gas Woodstove
- * Block Garage with Operator
- * Fully Fenced Rear Yard
- * Undated Shingles in 2004
- * One Block to Public & Elementary Schools

Realty Executives Southeastern Ontario Brokerage 1040 Gardiners Rd. Kingston, ON K7P-1R7
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Be The Next Proud Owner

MLS #: 09607721

Status: Active

Price: \$173,200

Address: 108 Kingscourt Ave	Municipality: Kingston	HRV System: No
Legal: Lot 338 B515 Plan 337	Subdivision: Kingscourt	Air Conditioning: Yes
Owner: Eleanor Woods	MLS Area: 22	Central Vac: No
Occupant: Owner	County: Frontenac	TV Tower: No
Lot Size: 40 ft x 100 ft	Postal Code: K7K 4P2	Exterior: Siding
Type: Bungalow Zoning: Res	Poss: TBA	Floors: Carpet & Vinyl
Sq Ft:	Side of Road: West	Basement: Fully Finished
Taxes: \$1994.66 Year: 2009	House Age:	Foundation: Block
Waterfront: No	Condo Fee: n/a	Basement Exit: No
In Law Suite: No	Fee Includes: n/a	Water Softener: No
Storage Shed: No Yard Fenced: Yes	Heating Cost: \$2672/13	Water Treat Equip: No
# of Rooms:	Heat: Baseboard	UV Light: No
Bedrooms: 3 Below: 1 Fuel: Electric	Oil Tank Date: n/a	Water Source: Municipal
Bathrooms: 1 Half Bath: 1	# Amps: 200	Well GPM: n/a
High Efficient: No	Roof: Asphalt	Sewage: Municipal
Ensuite: No	Circuit Breakers: Yes	Tile Bed Age: n/a
Chattels: 2 ceiling fans	Hot Water Tank Rental: Yes	Pool Type: n/a
Hot	Water Tank Fuel: Electric	Garage/Parking: Detached Single Car Garage
		Driveway Width: Single
		Driveway Surface: Paved

Rental Equipment: hot water tank

Directions: Concession to Kingscourt Ave.

MLS Remarks:

Not sold in 62 years, this original owner Kingscourt area bungalow has had two additions in its lifetime (which has added immensely to the layout) and has experienced many current updates. With 3 main floor bedrooms, a lower level den, a finished rec rm with gas woodstove, 1 ½ baths, this well cared for home is set on a privacy fenced yard and has a garage with operator. Just a block from the Catholic and Public elementary schools, and a short walk to the high school, kitty corner to a park, and close to a convenience store and bus route, this home is exceptional value by all standards.



Make Your Offer!



Listing Broker: Patti Gray / 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

Have A Nice Day !



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