

Elbow Lake Waterfront Setting



1140 Phillips Lane

\$199,200

Original price: \$199,200

MLS area: 645

MLS#: 4601955

LIST#: 1140p

Features

- * Spectacular View
- * Beautiful Hardwood Floors
- * Tongue & Groove Vaulted Pine Ceilings
- * Skylights, Woodstove in Rec Room
- * Patio Doors Off Master (Needs Deck)
- * Patio Doors to Walkout Lower Level
- * Ceiling Fans
- * Possibility of Ensuite Bath
- * Pillared Entry to Kitchen
- * Septic Installed 2003

Beautiful Hardwood Floors



Living Room



Living Room looking into Dining Room



Kitchen



Bathroom

Possibility of Ensuite



Master Bedroom and Unfinished Ensuite



Lower Level Bedroom



2nd Bedroom

Lower Level



Rec Room with Woodstove



Laundry Room

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EXECUTIVES**



1040 Gardiners Rd. Kingston, Ont. K7P-1R7
613-634-7653 fax 613-634-6199
E-Mail: pattigray@realtyexecutives.com
Web: www.realtyexecutives.com, www.pattigray.com

Look At The View



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Measurements and Room Information

Level	Room	Length	Width	Flooring	Comments
M	Living Room	23'	13'6	hardwood	3 windows, skylight
M	Dining Room	15'	9'6	hardwood	Vaulted ceiling, tongue & grove flooring
M	Kitchen	10'	9'	hardwood	
M	Kitchen Eat In	9'	9'6	hardwood	
M	Main Bathroom	6'6	5'	vinyl	
L	Laundry Room	10'	9'2		Window, cabinetry, sink
M	Master Bedroom	15'6	9'6	hardwood	Tongue & groove flooring, patio doors to new deck, skylight, 2 windows
M	Ensuite	7'6	9'		Roughed in
M	Bedroom (2)	9'	9'6	hardwood	Ceiling fan
L	Bedroom (3)	10'6	9'	hardwood	Ceiling fan
L	Rec Room	23'	13'		Patio doors to walk out, 2 windows, woodstove



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Reasonably Priced Waterfront

RE-MLS 4601955

Status ACTIVE

Price \$199,200

Address: 1140 Phillips Lane
Postal Code: k0h-2k0
Legal: Conc 3 PtLt 18 RP 13R 4700 Pt 5, 6 &7
Elbow Lake
District: Parham
Side of Road: north
Pplan:
Sellers Info Statement: yes
Owner : Michael Phillips & Colinda Carroll
Lot: 164 x 276 ft
Taxes: \$1117.52/04
Type: bungalow
Sq Ft:



Age

Occ: owner

Water: well

Sewer: septic

Exterior: vinyl

Heat: FAE, Wood

Floors: hwd,carpet,vinyl

Elec:200

Poss: TBA

Fuel:electric

Parking: Yes

Bedrooms: 3

Baths: 1

Ensuite: 1

Basement: Full

Remarks: Set on an elevated lot overlooking Elbow Lake is this 2+1 bedroom raised ranch. 35 minutes to the Cat. Town Centre, this reasonable priced waterfront home features a 2003 septic, beautiful hardwood floors, roughed in ensuite, rec room with walkout, vaulted ceilings and more. Make this your executive cottage or year round home.

Chattels: Woodstove

Directions: On west side of hwy 38 , just past number 10,000

Rental Equipment: hwt

Uffi: NO

Exclusions: Master bed, & Lower bed ligh fixtures and ceramic switch plates.

www.pattigray.com



Make An Offer Today



Listing Agents: Patti Gray, Broker, 541-9778 / Bob Bankosky, Broker 541-9850

REALTY EXECUTIVES SOUTHEASTERN ONTARIO 1040 Gardiners Rd. Kingston, Ont. K7P-1R7
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Disclosure

This Listing is a result of a contract between REALTY EXECUTIVES Southeastern Ontario and the Seller, no liability for errors of any kind is assumed.

A Seller's property information statement (formerly VIFS) is available and is part of this brochure. Buyer's are advised to read this statement carefully and make their own enquiries prior to a firm agreement of *Agreement of Purchase and Sale*.

Buyer's are advised to verify all features and details of the property before waiving conditions.

Buyer's are advised to have an independent inspection completed and to draw their own conclusions prior to a firm *Agreement of Purchase and Sale*.

Buyer's are advised to have an independent analysis of the water supply and satisfy themselves as to quantity, quality and related equipment prior to a firm *Agreement of Purchase and Sale*.

Buyer's are advised to have an independent inspection of the sewage disposal system and satisfy themselves as to the operation prior to a firm *Agreement of Purchase and Sale*.

All measurements are approximate and should be verified by the Buyer.

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
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Have A Nice Day !



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