

Waterfront — Deep and Boat Friendly



1179 Byrne Point Road

\$ 9, ; 9,900

Original price: \$859,900

MLS area: 04—Islands

MLS#: 13603888

BG#: 1179b

Features

- * Great Room With Fireplace
- * Maple Kitchen Cabinetry
- * Deck Off Eating Area
- * 3 + 2 Bedrooms, 4 Bathrooms
- * Spectacular Waterview From Master
- * Master Ensuite, Walk in Closet
- * Main Floor Den With 3 Sides Windowed
- * Rec Rm / Theatre Rm Lower Level
- * 2 Car Garage, Entry To Mud Rm
- * 70 Ft. Dock— Deep Clean Water
- * Sail Boat Friendly
- * HRV, Central Air

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



Measurements and Room Information

1179 Bryne Pt

Level	Room	Length	Width	Flooring	Comments
M	Great Room	22'8	15'0	Carpet	Water view, wood fireplace
M	Dining Room	14'11	11'11	Maple	Open to Great room
M	Kitchen	13'0	11'9	Maple	Range, Microwave, Dishwasher, Water View Open to breakfast eating area
M	Office	15'11	11'5	Maple	Water view, access from front foyer
M	Front Foyer	11'7	6'8	Maple	Two closets, one is walk in
M	Bathroom 2 pc	6'11	5'0	Ceramic	Off mud room
M	Mud Room	15'0	5'0	Ceramic	"L" shape, access to garage, front and side yard
M	Laundry	11'0	6'6	Ceramic	Tub, Cabinetry
U	Master Bedroom	16'8	14'11	Carpet	Water view, vaulted ceiling, fan
U	Master Bed closet	10'6	7'6	Carpet	
U	Master Ensuite 5 pc	14'4	10'3	Ceramic	Soaker tub, glass shower
U	Bedroom (2)	12'7	11'0	Carpet	Waterview
U	Bedroom (3)	11'1	12'0	Carpet	Waterview
U	Hall—Sitting Area	10'8	7'4	Carpet	Waterview
U	Bath 4 pc	10'4	9'0	Ceramic	Soaker tub
L	Recreation Room	21'0	13'10	Carpet	Waterview, 14'7 x 6'2 Storage rm at end, could be bar area or kitchenette
L	Bedroom 4	14'10	10'4	Carpet	Waterview
L	Bedroom 5	10'10	12'4	Carpet	Waterview
L	Bath 4 pc	7'3	6'9	Ceramic	
L	Storage	14'7	6'2	Cement	
L	Utility	11'6	6'2	Cement	Newmac oil furnace, air changer, oil tk, 60 gal hwt tk



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Price: \$799,900	MLS® #: 11601666
Status: Active	Sale Type:
Property For: Sale	Waterfront: Yes
Address: 1179 BYRNE POINT RD	
City: HOWE ISLAND, FRONTENAC, K7G 2V6	
District: 04 - The Islands	Age (Yrs): 6
Zoning: RES	Approx SqFt: 2700
Taxes: 3279	Lot Size: 200 X187.14 IRR
Tax Year: 2010	Acreage: 1
	Side of Road: North
Possession: TBA	

Public Remarks Incorporate your home and dockage on the same property, Andrew and Susan have and they have enjoyed every minute they could sailing their 50 ft sailboat from their home dockage nestled on the shores of the Bateau Channel. Their Cape Cod style home has 2700 sq ft plus a full finished lower level in excellent condition. Fabulous package and worth every penny!

Directions From 401 exit 632 turn south onto Joyceville Side Rd. go across hwy 2, road now named Howe Island Ferry rd. continue to Ferry, which runs on demand, on island continue short distance up small hill on left is North Shore Rd.turn left and continue to end, road now named Brynes Point Rd. home on left.

Bedrooms: 3+2	Exterior: Brick/Siding	Fireplace Type: Wood
Bathrooms: 3 \ 1	Roof: Shingles - Asphalt	# of Fireplaces: 1
Amperage: 200	Foundation: Concrete / Poured	Exterior Features: Deck, Landscaped, Dock
Access: Private - Maint. Fee, Waterfront Owned	Basement: Full	Services Avail: Telephone, High Speed Internet
Type: Single Family	Bsmnt Features: Fully Finished	Pool:
Style: 2 Storey, Detached	Heating: Forced Air, Furnace, Energy Efficient	Flooring: Carpet, Ceramic, Hardwood
Property Size: 0.5 -0.99 Acres	Fuel - Heating: Oil	Site Features: Landscaped, Water Front
Building Age: 6-10	Water Supply: Well - Drilled	Doc's Available: S.P.I.S, Building Location Survey, Well Record, Septic Documents
Construction: Frame	Sewer Type: Septic Installed	
Garage: Attached	Rentals: None	
Garage Features: Double	Hot Water Heating: Electric	
Driveway/Parking: Double Wide	Indoor Features: Air Exchange / HRV, Built-In Dishwasher, Central A/C	
# Parking Spaces: 6	Energy Code:	

Waterfront Name: BATEAU CHANNEL	Shoreline: Deep, Clean, Rocky	Waterfront Features: Dock
Water Frontage: 201.13		


Property Manager:	Condo Fees Incl.:	Storage:
Phone:	Common Elements:	WaterView:
Condo Fees:		Pets:

Chattels Included range, fridge, dishwasher, microwave, washer, dryer, water treatment equipment, central vac.
Fixtures Excluded Dining Room Chandelier

Floor	Room	Size	Floor	Room	Size
MLEVEL	LIVIN	22'8 X 15'0	ULEVL	OTHER	10'8 X 7'4 SITTING
MLEVEL	DINRM	14'11 X 11'11	ULEVL	BATH4	10'4 X 9'0
MLEVEL	KITCH	13'0 X 11'9	LLEVEL	RECRM	13'10 X 21'0
MLEVEL	DEN	15'11 X 11'5	LLEVEL	BEDRM	14'10 X 10'4
MLEVEL	LAUND	11'0 X 6'6	LLEVEL	BEDRM	10'10 X 12'4
MLEVEL	BATH2	6'11 X 5'0	LLEVEL	BATH4	7'3 X 6'9
ULEVL	MBED	16'8 X 14'11	LLEVEL	OTHER	12'0 X 9'3 STORAGE
ULEVL	EBATH	14'4 X 10'3 - 5PC	LLEVEL	OTHER	11'6 X 7'0 UTILITY
ULEVL	BEDRM	12'7 X 11'0	LLEVEL	OTHER	14'7 X 6'2 STORAGE
ULEVL	BEDRM	11'0 X 12'0			

Listing Office: **REALTY EXECUTIVE SOUTHEASTERN ONTARIO, BROKERAGE - K148**

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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.

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Have A Nice Day !



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