

Exceptional Custom Renovation



120 Herchmer Crescent

\$339,300

Original price: \$339,300

MLS area: 18

MLS#: 10605115

BG#: 120h

Features

- * Quality kitchen upgrades
- * Granite counter tops with peninsula
- * In floor heating in master ensuite
- * All windows updated except one
- * 4 second floor bedrooms, main floor office
- * Full length deck, large pie shaped lot
- * Top of the line appliances
- * Hardwood and ceramic floors

Measurements and Room Information

120 Herchmer Cres

Level	Room	Length	Width	Flooring	Comments
M	Living Room	18'6	12'4	Strip Hwd	Coved Ceiling
M	Dining Room	12'0	8'10	Strip Hwd	Garden Doors To Deck. Coved Ceiling
M	Kitchen	21'0	11'10	Ceramic	Pot lights, granite counter tops, access to rear yard. Dishwasher.
M	Den	13'0	11'10	Parquet	Patio Dr. To Rear Yard. (Could Be Main Fl Family Rm.)
M	Front Foyer			Ceramic	Garden Entry Doors
M	2 pc Bathroom	3'7	3'11	Ceramic	
U	Master Bedroom	13'4	13'10	Strip Hwd	
U	Enuite 3 pc	8'3	11-3	Ceramic	Air jet tub, Flower Alcove Heated Ceramic Floor
U	Bedroom (2)	11'5	12'0	Strip Hwd	
U	Bedroom (3)	12'5	11'7	Strip Hwd	
U	Bedroom (4)	12'6	8'10	Strip Hwd	
U	4 pc Bath	9'0	5'0	Cushion	
U	Laundry				
	Deck	40'0	9'9		
	Garage	21'0	20'0		Two Auto Openers



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Price: \$339,200	MLS® #: 10605115
Status: Active	Sale Type:
Property For: Sale	Occupancy: Vacant
Waterfront: No	
Address: 120 HERCHMER CRES	
City: KINGSTON, FRONTENAC, K7M 2V9	
Legal Descr.: LOT 336, PLAN 1158	
District: 18 - City Central West	Age (Yrs):
Zoning: RES	Approx SqFt:
Taxes: 3600	Lot Size: 23.84 X 114.8 X 138 IRR
Tax Year: 2010	Acreage:
Side of Road: East	
List.Date: 30-JUN-2010	Possession: IMMEDIATE

Directions From Norman Rogers Drive turn onto Byron Crescent, turn onto Herchmer

Bedrooms: 4+0	Exterior: Brick	Fireplace Type: Gas (Natural)
Bathrooms: 2 \ 1	Roof: Shingles - Asphalt	# of Fireplaces: 1
Amperage: 100	Foundation: Block	Exterior Features: Deck, Fenced, Landscaped
Access: Municipal Road	Basement: Crawl	Services Avail: Bus Service, Cable TV, Garb Pick-Up, Gas (Natural), Hydro, Street Lights, Telephone, High Speed Internet
Type: Single Family	Bsmnt Features: Not Applicable	Pool:
Style: 2 Storey, Detached	Heating: Hot Water, Radiator, Boiler	Flooring: Ceramic, Hardwood, Lino / Vinyl
Property Size: Under 0.5 Acres	Fuel - Heating: Oil	Site Features: Park
Building Age: 26-50	Water Supply: Municipal	Doc's Available: S.P.I.S
Construction: Frame	Sewer Type: Municipal	
Garage: Attached	Rentals: None	
Garage Features: Double	Hot Water Heating: Electric	
Driveway/Parking: Double Wide, Paved	Indoor Features: Built-In Dishwasher	
# Parking Spaces:	Energy Code:	

Waterfront Name:	Shoreline:	Waterfront Features:
Water Frontage:		

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

Chattels Included Fridge, Range, Dishwasher, Washer and Dryer
Fixtures Excluded
Public Remarks Talk about terrific, this Calvin Park home has been given a total makeover from top to bottom and does it show! The kitchen has top of the line cabinetry, granite counter tops, slide in gas range , and more . All the windows were replaced but one, the electrical was totally updated. A gas fireplace is the focal point in the living room, there is a large main floor office, and 4 second floor bedrooms; the master features a walk in and a wonderful bathroom addition with heated floors to keep your tootsies warm. Top Notch! Don't miss this opportunity it is second to none!
Internal Remarks Please arrange showing preceeding day, thank you.

Floor	Room	Size	Floor	Room	Size
MLEVL	LIVIN	18'6 X 12'4	ULEVL	EBTH4	11'3 X 8'3
MLEVL	DINRM	12'0 X 8'0	ULEVL	BEDRM	11'5 X 12'0
MLEVL	KITCH	21'0 X 11'10	MLEVL	BEDRM	12'5 X 11'7
MLEVL	DEN	13'0 X 11'10	MLEVL	BEDRM	12'6 X 8'10
MLEVL	BATH3	3'7 X 3'11	ULEVL	BATH4	9'0 X 5'0
ULEVL	MBED	13'4 X 13'10	ULEVL	LAUND	

Seller Name: JOHN PUXTY	Home Tel.:	Bus.Tel.:
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Listing Office: REALTY EXECUTIVE SOUTHEASTERN ONTARIO, BROKERAGE - K148 613 634-7653 Website: http://pattigray.com	Listing Agent: PATTI GRAY 613-634-7653 patti@pattigray.com Website: http://www.pattigray.com
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CSO: **2.0**

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Disclosure

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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.

This Brochure can be viewed and printed from the web
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Have A Nice Day !



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