

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

Living Room



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

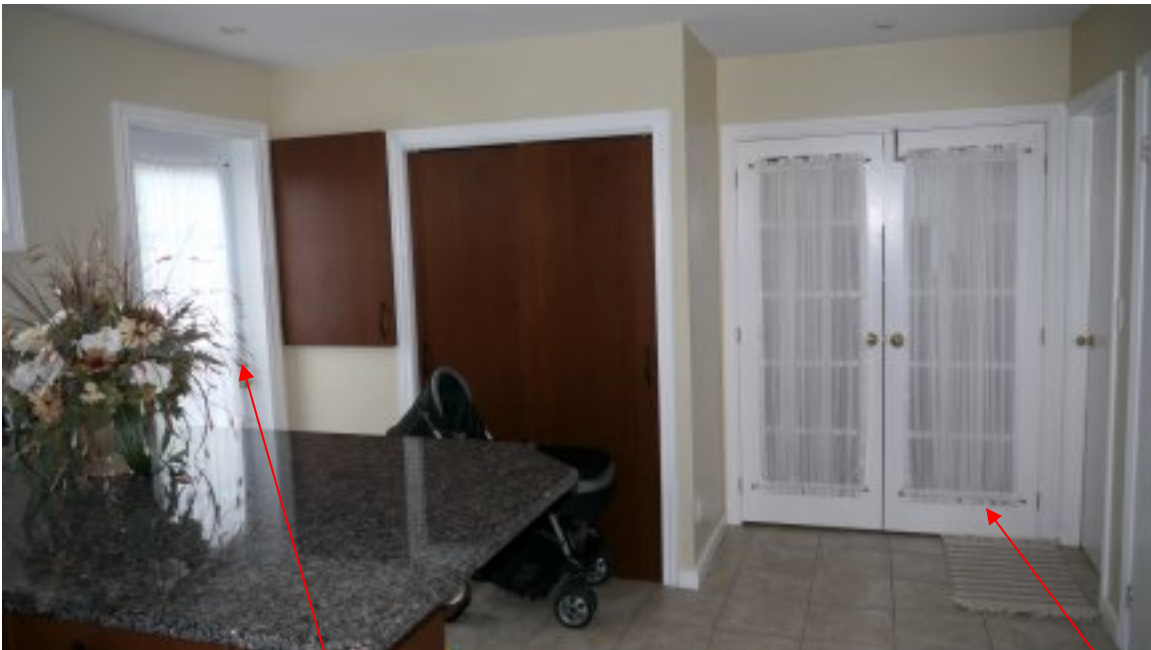
Dining Room



Kitchen



Den



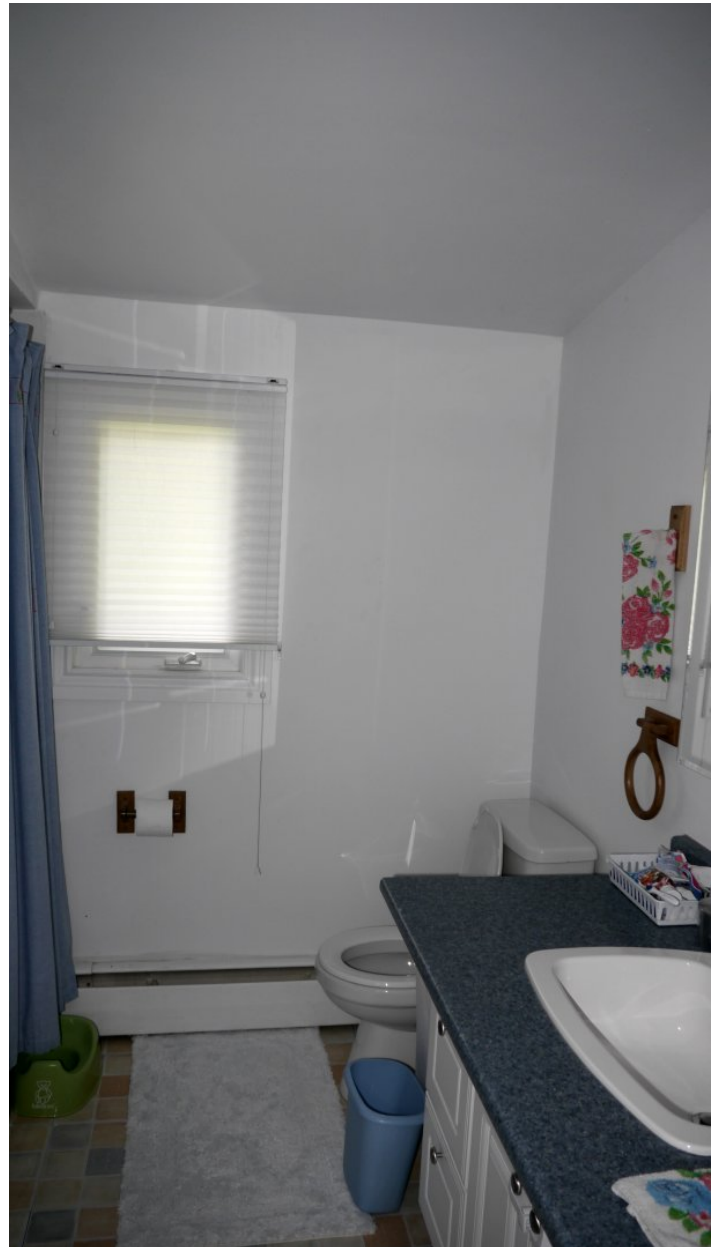
Door To Deck

French Doors To Den

Bathrooms



Lower 2 Pc



Upper 4 Pc

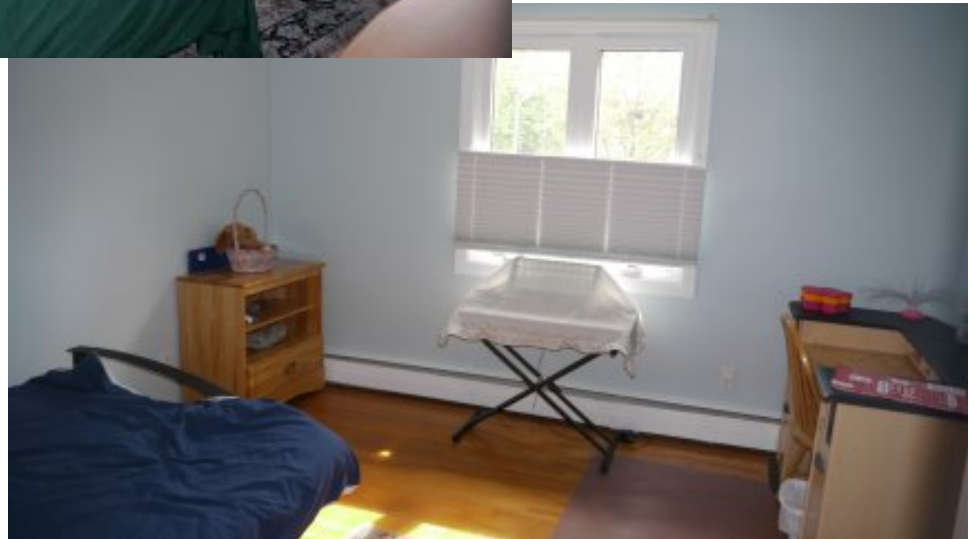
Master Bedroom



Master Ensuite



Secondary Bedrooms



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Utilities



Updated Wiring , Electrical Panel



Hot Water Tank



Oil Fired Boiler



Oil Tank 2003

Rear Yard



Side Yard



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.: |
|--------------------------------|------------|-----------|

| | |
|---|--|
| 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
www.pattigray.com

Have A Nice Day !



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