

# Simplify Life



**1277 Lashford St**

**\$214,200**

Original price: \$214,200

MLS area: 37

MLS#: '2; 824879

BG#: 12771

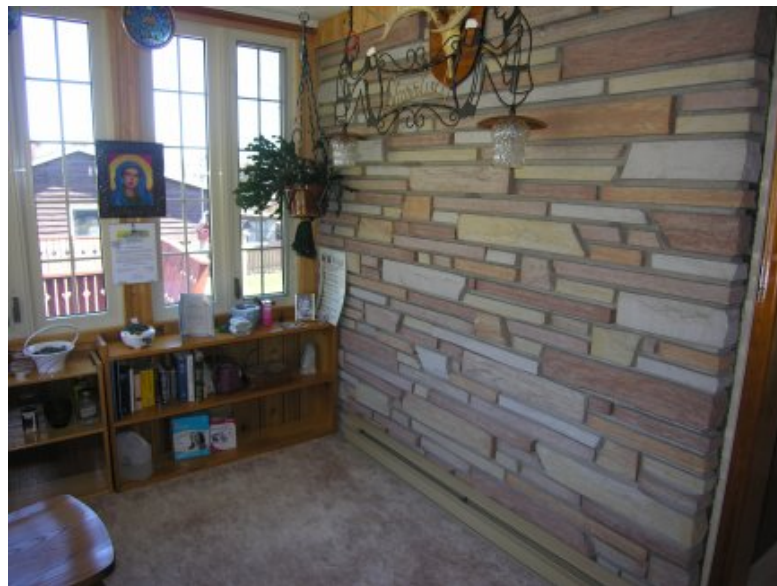
## Features

- \* 100 ft Wide Lot
- \* Double Entry
- \* Updated Maple Kitchen
- \* Patio Doors to Deck
- \* 3 Bedrooms, 2 Bathrooms
- \* Finished Rec Room
- \* Gas Fireplace
- \* Some Hardwood Floors
- \* Professionally Landscaped
- \* Updated Windows

Realty Executives Southeastern Ontario Brokerage 1040 Gardiners Rd. Kingston, ON K7P-1R7  
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# Enclosed Front Porch



# Living Room



# Kitchen with Eating Area



Patio Door to Deck

# 3 Bedrooms with Ceiling Fans



# Bathrooms



Main Floor 4 Piece



Lower Level 3 Piece

# Lower Level with Gas Fireplace



# Utilities



## Laundry Area



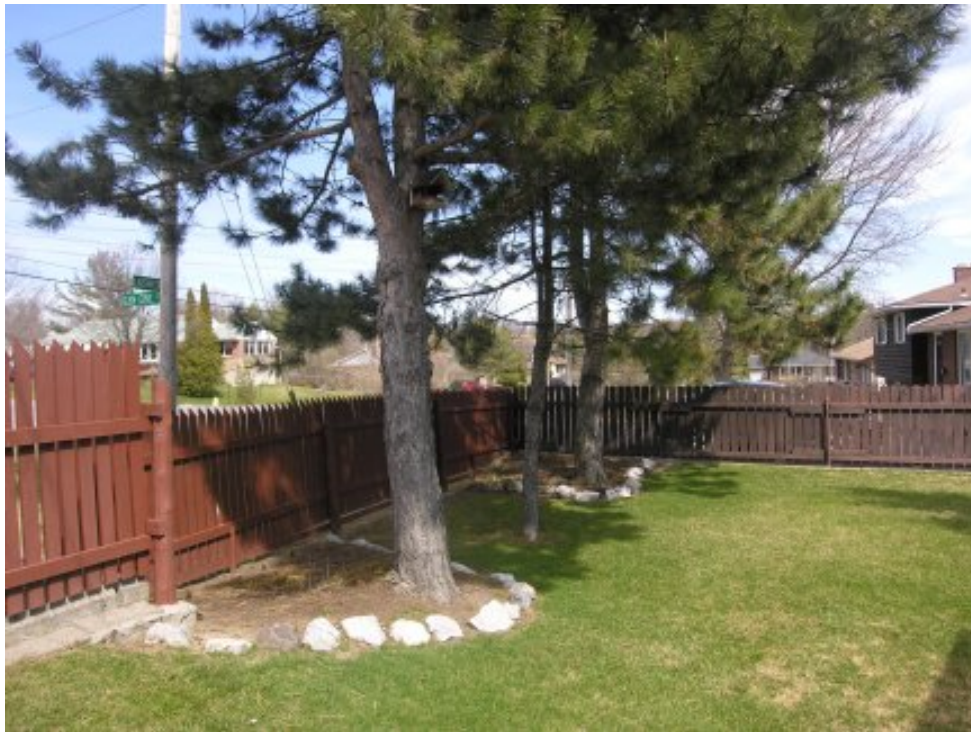
# Raised Deck



# Working Well for Gardens



# New Shed Fall 2008





# To See It Is To Love It

MLS #: 09602657

Status: Active

Price: \$214,200

Address: 1277 Lashford St	Municipality: Kingston	HRV System: No
Legal: See Notes	Subdivision:	Air Conditioning:
Owner: Alfred Kleinlagel	MLS Area: 37	Central Vac: No
Occupant: Owner	County: Frontenac	TV Tower: No
Lot Size: 104.95 ft x 107.80 ft	Postal Code: K7M 5J4	Exterior: Brick
Type: Bungalow      Zoning: Res	Poss: TBA	Floors: Hardwood, Carpet & Vinyl
Sq Ft: 1100	Side of Road: South	Basement: Full, Part Finished
Taxes: \$2453.27      Year: 2008	House Age: 46	Foundation: Block
Waterfront: No	Condo Fee: n/a	Basement Exit: No
In Law Suite: No	Fee Includes: n/a	Water Softener: No
Storage Shed: Yes      Yard Fenced: No	Heating Cost:	Water Treat Equip: No
# of Rooms:	Heat: Forced Air	UV Light: No
Bedrooms: 3      Below:	Fuel: Gas	Water Source: Municipal
Bathrooms: 1      Half Bath:	Oil Tank Date: n/a	Well GPM: n/a
High Efficient: Yes	# Amps: 100	Sewage: Municipal
Ensuite: No	Roof: Asphalt (1yr old)	Tile Bed Age:
Chattels:	Circuit Breakers: Yes	Pool Type: n/a
	Hot Water Tank Rental: Yes	Garage/Parking: 2 Car
	Hot Water Tank Fuel: Gas	Driveway Width: Double
		Driveway Surface: Paved

Rental Equipment: Hot water tank

Directions: Collins Bay Rd to Lashford St. House is on the right.

## MLS Remarks:

Near Collins Bay, in the city of Kingston on a 104 ft wide lot, is this 1100 sq ft bungalow with upgrades galore such as windows, doors, shingles, furnace, a/c and more. With 3 bedrooms, 2 baths, and a beautiful maple kitchen with patio doors to a large deck, this home is worthy of your interest. Check out the gas fireplace in the spacious rec room.

Notes: Legal Description: Lot 3 Plan 564 Except as in FR55087



**Make Your Offer!**



**Listing Broker: Patti Gray / Administration: Krista Blais / Broker of Record: Bob Bankosky**

Brokerage: Realty Executives Southeastern Ontario 1040 Gardiners Rd. Kingston ON K7P 1P7  
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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.**

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*Have A Nice Day !*



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