

Step Into A Lifetime Opportunity



1292 Channelview

\$699,200

Original Price: \$699,200

MLS Area: 11

MLS #: 06605510

List #: 1292c

Features

- * Vacation All Year Long
- * Spacious Principal Rooms
- * Wraparound Deck With Built-Ins
- * Duct Work with Central Air
- * 2.56 Acres
- * Walkout Lower Level Awaiting Development
- * 3 Bedrooms, 3 Baths
- * Focal Fireplace, Brick Accent
- * Sun Room with Vaulted Ceiling & Fireplace
- * Concrete U Dock & Lift
- * Paved Driveway, Double Garage

BROKERAGE: REALTY EXECUTIVES SOUTHEASTERN ONTARIO
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Measurements and Room Information

1292 Channelview

Level	Room	Length	Width	Flooring	Fan	Patio Door	Comments
M	Living Room	12' 0"	20' 9"	Carpet	<input type="checkbox"/>	<input type="checkbox"/>	What A View!
M	Dining Room	11' 6"	12' 10"	Carpet	<input type="checkbox"/>	<input type="checkbox"/>	
M	Kitchen	10' 6"	14' 0"	Laminate	<input type="checkbox"/>	<input type="checkbox"/>	DW, built-in oven & range, microwave shelf
M	Kitchen Eating Area	8' 6"	16' 0"	Carpet	<input type="checkbox"/>	<input type="checkbox"/>	accent brick wall
M	Family Room	11' 6"	16' 0"	Carpet	<input type="checkbox"/>	<input checked="" type="checkbox"/>	fireplace, doors to deck
M	Front Foyer	7' 6"	13' 0"	Ceramic	<input type="checkbox"/>	<input type="checkbox"/>	spacious
M	Sun Room	12' 4"	13' 0"	Ceramic	<input type="checkbox"/>	<input type="checkbox"/>	brick wall, fireplace
M	Master Bedroom	13' 5"	15' 3"	Carpet	<input type="checkbox"/>	<input type="checkbox"/>	
M	Ensuite	5' 0"	9' 6"	Vinyl	<input type="checkbox"/>	<input type="checkbox"/>	5 ft shower
M	Bedroom #2	11' 0"	12' 0"	Carpet	<input type="checkbox"/>	<input type="checkbox"/>	
M	Bedroom #3	10' 9"	11' 9"	Carpet	<input type="checkbox"/>	<input type="checkbox"/>	
M	Bathroom #1	5' 0"	9' 4"	Vinyl	<input type="checkbox"/>	<input type="checkbox"/>	
M	Bathroom #2	3' 6"	5' 9"	Vinyl	<input type="checkbox"/>	<input type="checkbox"/>	
M	Laundry	7' 0"	10' 8"	Laminate	<input type="checkbox"/>	<input type="checkbox"/>	door to side yard
L	Storage Room #1	11' 3"	11' 9"	Carpet	<input type="checkbox"/>	<input type="checkbox"/>	old hot tub excluded (does not operate)
	Outside Building 1	18' 6"	30' 0"		<input type="checkbox"/>	<input type="checkbox"/>	Concrete Dock
					<input type="checkbox"/>	<input type="checkbox"/>	
					<input type="checkbox"/>	<input type="checkbox"/>	
					<input type="checkbox"/>	<input type="checkbox"/>	
					<input type="checkbox"/>	<input type="checkbox"/>	
					<input type="checkbox"/>	<input type="checkbox"/>	
					<input type="checkbox"/>	<input type="checkbox"/>	
					<input type="checkbox"/>	<input type="checkbox"/>	



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Exceptional Property

MLS #: 06605510

Status: Active

Price: \$699,200

Address: 1292 Channelview

Municipality: Kingston

HRV system

Legal: Plan 1695 Lot 35 St Lawrence 1/50 I

Subdivision:

Air Conditioning

Owner: Carole Peters

MLS Area: 11

Central Vac

Occupant: owner

County: Frontenac

Tv Tower

Lot Size: 240 x 549

Acres: 2.56

Postal Code: K7L 4V1

Exterior: cladboard

Type: Res

Zoning: RES

Poss: TBA

Floors: carpet, ceramic

Sq Ft:

Below:

Side of road: South

Basement: full, walk out

Taxes: 7806.77

Year: 2006

House Age:

Foundation: block

Waterfront: Bateau Channel

Condo Fee:

Basement Exit: yes

Sellers Info:

In law Suite:

Fee Includes:

Water softner

Storage shed:

Yard Fenced:

Heating Cost:

Water treat equip

of Rooms: 14

Heat: baseboard

UV Lite

Bedrooms: 3

Below:

Fuel: electric

Water source: drilled well

Bathrooms: 2

Half Bath: 1

oil tank date:

Well GPM

High Efficient

Heat Pump:

amps: 200

Sewage: septic

Ensuite

Uffi:

Roof: metal

Tile bed age

Chattels: c/air, DW, built-in range & oven

Circuit breakers:

Pool Type:

Hot water tank rental

Garage / Parking: 2 car

Hot water tank fuel:

Driveway width: double

Exclusions: dining room chandelier, hot tub

Driveway surface: paved

Rental Equipment:

Directions: 401 East, Take Joceville Exit, Turn Right. Follow to Hwy #2. Turn Right on Hwy #2, First Left is Channelview.

MLS Remarks:

On a treed 2.56 acres with 240 ft of Bateau Channel waterfront sits this large main land bungalow with double garage and lower level walkout. The developed waterfront can support your favorite toy with its concrete U dock and boat lift. The grounds are a very gentle slope to the waters edge. With oversized principal rooms, 3 bedrooms, 3 baths, a fabulous focal fireplace and a sun room with stunning water vistas, this home offers so much to the knowlegable waterfront lover.

Notes:

Services

Bus service

Cable

Garbage Pick-up

Gas

Hydro

Street Lights

Telephone

High Speed



Make Your Offer



Listing Broker: Patti Gray, Broker / Administration Bob Bankosky, Broker of Record

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