

Designed For Today's Lifestyle



12 Landing Drive

\$429,200

MLS area: 11

MLS#: 10604531

BG#: 12L

Original price: \$429,200

Features

- * **Open Concept**
- * **In Floor Heating**
- * **Easy Clean Ceramic Floors**
- * **Eating Bar**
- * **Oak White Washed Kitchen Cabinetry**
- * **No Messy Basement**
- * **Main Floor Master And Ensuite**
- * **Bonus Loft Rec. Rm. And Den**
- * **Quiet Low Traffic Location**
- * **Double Garage With Workshop + Shed**

Measurements and Room Information

12 Landings

Level	Room	Length	Width	Flooring	Comments
M	Living Room	16'3	17'9	Ceramic	Fan, Woodstove
M	Dining Room	11'2	13'3	Ceramic	Spacious
M	Kitchen	14'7	12'0	Ceramic	Dishwasher, Bar Seating, Pantry
M	Front Foyer			Ceramic	
M	Laundry	7'3	6'3	Ceramic	
M	Bath 2 pc	6'3	2'11	Ceramic	
M	Master Bedroom	21'3	10'1	Laminate	Fan
M	Ensuite 4 pc	10'0	5'8	Ceramic	
M	Master Walk in Closet	5'0	5'0	Ceramic	
M	Bedroom Two	11'6	11'5	Laminate	
M	Bedroom Three	9'7	9'0	Laminate	
M	Bath 4 pc	11'3	5'0	Ceramic	
U	Family Room	20'0	19'0	Carpet	Fan
U	Den	18'0	8'3	Carpet	
U	Storage Area	29'0	9'6	Plywood	Plentiful
M	Mechanical Room	7'0	4'4	Concrete	
	Garage	24	29	concrete	Insulated, Workshop area



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NO MESSY BASEMENT	
Price: \$429,200	MLS® #: 10604531
Status: Active	Sale Type:
Property For: Sale	Occupancy: Owner
	Waterfront: No
Address: 12 LANDING DR	
City: KINGSTON, FRONTENAC, K7L 5H6	
Legal Descr.: CONC 2 LOT 5 PLAN 1946 S/T FR535125	
District: 11 - Kingston East(Incl CFB Kingston)	Age (Yrs): 10
Zoning: RES	Approx SqFt: 2327
Taxes: 4410	Lot Size: 184 X 476 IRR
Tax Year: 2009	Acreage: 2
	Side of Road:
List.Date: 10-JUN-2010	Possession: TBA

Directions Hwy 2 To Howe Island Ferry Rd. Turn South, Left onto Landing Dr.. From 401 to Joyceville Side Rd exit 632, south to intersection of Hwy 2, continue south, Joyceville side rd. becomes Howe Island Ferry Rd. turn left onto Landing.

Bedrooms: 3+0	Exterior: Stone, Vinyl	Fireplace Type: Free Standing, Wood
Bathrooms: 2 \ 1	Roof: Shingles - Asphalt	# of Fireplaces: 1
Amperage: 200	Foundation: None	Exterior Features: Landscaped, Screened Porch
Access: Municipal Road	Basement: None	Services Avail: Garb Pick-Up, Hydro, Telephone, High Speed Internet
Type: Single Family	Bsmnt Features: Not Applicable	Pool:
Style: 1.5 Storey, Detached	Heating: Radiant Flr, Hot Water, Radiator, Stove / Fireplace, Boiler	Flooring: Carpet, Ceramic, Hardwood
Property Size: 1.0 -2.99 Acres	Fuel - Heating: Oil, Wood	Site Features: Level, Landscaped
Building Age: 6-10	Water Supply: Well - Drilled	Doc's Available: S.P.I.S, Floor Plan, Well Record, Septic Documents
Construction: Frame	Sewer Type: Septic Installed	
Garage: Attached	Rentals: None	
Garage Features: Double	Hot Water Heating: On Demand	
Driveway/Parking: Double Wide, Paved, Parking Space	Indoor Features: Air Exchange / HRV, 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 Fans, Dishwasher, Auto garage door openers and remotes

Fixtures Excluded n/a

Public Remarks Set on a quiet estate, cul de sac, just 10 minutes from downtown is this stately 2 storey Cape Cod home with cozy in floor heating and no messy basement to deal with. With lots of on site storage, this home features easy clean ceramic flooring, master with ensuite bath, a spacious working kitchen with pantry. The open floor plan, the bonus 2nd floor family room and den provides oodles of space to enjoy the country living lifestyle and with in easy walking distance to the Bateau Channel to watch the boats go by or just go swimming. Make your appt today!

Internal Remarks

Floor	Room	Size	Floor	Room	Size
MLEVL	LIVIN	16'3 X 17'9	MLEVL	BEDRM	11'6 X 11'5
MLEVL	DINRM	11'2 X 13'3	MLEVL	BEDRM	9'7 X 9'0
MLEVL	KITCH	14'7 X 12'0	MLEVL	BATH4	11'3 X 5'0
MLEVL	LAUND	7'3 X 6'3	ULEVL	FAMRM	20'0 X 19'0
MLEVL	BATH2	6'3 X 2'11	ULEVL	DEN	18'0 X 8'3
MLEVL	MBED	21'3 X 10'1	ULEVL	OTHER	29'0 X 9'6 (STORAGE)
MLEVL	EBTH4	10'0 X 5'8	MLEVL	OTHER	7'0 X 4'4 (MECHANICA)

Seller Name: JASON FERN	Home Tel.:	Bus.Tel.:
Seller Name: TANYA FERN	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

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.

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



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