

# Comfort You Can Afford



**12 Evelyn St.**

**\$209.900**

Original price: \$209,900

MLS area: 28

MLS#: 11601878

BG#: 12e

## Features

**Fabulous gleaming hardwood floors**

**Relaxing soaker tub to enjoy**

**Appliances remain, main floor family rm**

**Oversized fenced rear yard**

**All new windows main floor**

**Unfinished lower level, fag heating**

**Updated electrical, doors, trim, fixtures**

**Large garage with operator**

## Measurements and Room Information

Level	Room	Length	Width	Flooring	Comments
m	Living Room	11'4	13'8	hwd	
m	Dining Room	8'9	7'6	hwd	Plus Alcove, fan
m	Kitchen	11'0	8'0	hwd	Dishwasher, Range, Fridge, Fan European Style Cabinets
m	Kitchen eat area	7'5	3'0	hwd	
m	4 Season Room	22'3	7'6	Carpet	Open to 13'8 x 7'4 Electric Fireplace Access to Side & Rear Yard Access to Garage
m	Master Bedroom	9'0	10'6	hwd	
m	Bedroom (2)	8'0	10'0	hwd	
m	Bedroom (3)	8'3	10'0	hwd	
m	4 pc Bath	8'0	5'0	Cushion	Soaker tub, Ceramic Tile



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Price: <b>\$209,900</b>	MLS® #: <b>11601878</b>
Status: <b>Active</b>	Sale Type:
Property For: <b>Sale</b>	Waterfront: <b>No</b>
Address: <b>12 EVELYN ST</b>	
City: <b>KINGSTON, FRONTENAC, K7M 4R7</b>	
District: <b>28 - City Southwest</b>	Age (Yrs):
Zoning: <b>RES</b>	Approx SqFt:
Taxes: <b>2346</b>	Lot Size: <b>66 X 125</b>
Tax Year: <b>2010</b>	Acreage:
	Side of Road: <b>North</b>
Possession: <b>90 DAYS</b>	

**Public Remarks** In close proximity to 2 good schools and within easy walking distance to the waterfront parks in Reddendale, this 3 bedroom home has been rescued with updates galore from the mechanics of the home, to the waterproofing of the unfinished lower level. Offering 3 bedrooms, a spacious and large bonus room, and an oversized garage, this home is ready for you. Come see the size of this fenced lot! Make your apt to view as this home has lots to offer!

**Directions**

Bedrooms: <b>3+0</b>	Exterior: <b>Aluminum</b>	Fireplace Type: <b>None</b>
Bathrooms: <b>1 \ 0</b>	Roof: <b>Shingles - Asphalt</b>	# of Fireplaces:
Amperage: <b>100</b>	Foundation: <b>Block</b>	Exterior Features: <b>Fenced - Partial, Patio</b>
Access: <b>Municipal Road</b>	Basement: <b>Full</b>	Services Avail: <b>Bus Service, Cable TV, Garb Pick-Up, Gas (Natural), Hydro, Street Lights, Telephone, High Speed Internet</b>
Type: <b>Single Family</b>	Bsmnt Features: <b>Unfinished</b>	Pool:
Style: <b>1 Storey, Detached</b>	Heating: <b>Forced Air, Furnace</b>	Flooring: <b>Carpet, Hardwood, Lino / Vinyl</b>
Property Size: <b>Under 0.5 Acres</b>	Fuel - Heating: <b>Gas (Natural)</b>	Site Features:
Building Age: <b>26-50</b>	Water Supply: <b>Municipal</b>	Doc's Available: <b>S.P.I.S</b>
Construction: <b>Frame</b>	Sewer Type: <b>Municipal</b>	
Garage: <b>Attached</b>	Rentals: <b>Water Heater</b>	
Garage Features: <b>Single</b>	Hot Water Heating: <b>Gas (Natural)</b>	
Driveway/Parking: <b>Double Wide, Paved</b>	Indoor Features: <b>Built-In Dishwasher</b>	
# 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** Dishwasher, Range, Fridge  
**Fixtures Excluded**

Floor	Room	Size	Floor	Room	Size
MLEVL	LIVIN	13'8 X 11'4	MLEVL	BEDRM	8'0 X 10'0
MLEVL	DINRM	8'9 X 7'6	MLEVL	BEDRM	8'3 X 9'0
MLEVL	KITCH	11'0 X 8'0	MLEVL	BATH4	8'0 X 5'0
MLEVL	KITCH	7'5 X 3	MLEVL	OTHER	22'3 X 7'6 +12'8X7'4
MLEVL	MBED	9'0 X 10'6			

Listing Office: **REALTY EXECUTIVE SOUTHEASTERN ONTARIO, BROKERAGE : - K148**

Compliments of: **BOB BANKOSKY, Broker of Record: 613-634-7653**  
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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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