

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

Living / Dining Room



Kitchen



Master Bedroom View



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

Bedrooms



4 Pc Bath



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Four Season Room



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Open Basement



Utilities



Rear Fenced Yard



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

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: 3+0	Exterior: Aluminum	Fireplace Type: None
Bathrooms: 1 \ 0	Roof: Shingles - Asphalt	# of Fireplaces:
Amperage: 100	Foundation: Block	Exterior Features: Fenced - Partial, Patio
Access: Municipal Road	Basement: Full	Services Avail: Bus Service, Cable TV, Garb Pick-Up, Gas (Natural), Hydro, Street Lights, Telephone, High Speed Internet
Type: Single Family	Bsmnt Features: Unfinished	Pool:
Style: 1 Storey, Detached	Heating: Forced Air, Furnace	Flooring: Carpet, Hardwood, Lino / Vinyl
Property Size: Under 0.5 Acres	Fuel - Heating: Gas (Natural)	Site Features:
Building Age: 26-50	Water Supply: Municipal	Doc's Available: S.P.I.S
Construction: Frame	Sewer Type: Municipal	
Garage: Attached	Rentals: Water Heater	
Garage Features: Single	Hot Water Heating: Gas (Natural)	
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 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**
 E-mail: bob@pattigray.com
 Company Name: **REALTY EXECUTIVE SOUTHEASTERN ONTARIO, BROKERAGE - K148: 613-634-7653**
 Website: <http://pattigray.com>



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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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