

Amherstview Gem



138 Manitou Cres

\$ 179,900

MLS area: 54

MLS#: 11607802

BG#: 138m

Original price: \$ 179,900

Features

- * 2010 Shingles And Attic Insulation
- * 2 + 1 Bedrooms, 2 Baths
- * Central Air, Central Vac
- * Efficient Gas Heating
- * Rec Rm, With Gas Fireplace
- * Appliances Included
- * Fenced Yard, Shed, Deck
- * Close To Shopping, Schools, Pool & Rink

Realty Executives Southeastern Ontario Brokerage 1040 Gardiners Rd. Kingston, ON K7P-1R7
613-634-7653 fax 613-634-6199 E-Mail: patti@pattigray.com Web:www.pattigray.com





Price: \$179,900	MLS® #: 11607802
Status: Active	Sale Type: No
Property For: Sale	Waterfront: No
Address: 138 MANITOU CRES	
City: AMHERSTVIEW, LERNNOX & ADDINGTON, K7N 1C4	
District: 54 - Amherstview	Age (Yrs):
Zoning: RES	Approx SqFt:
Taxes: 2112	Lot Size: 66'9 X 119.48'
Tax Year: 2011	Acreage:
	Side of Road: West
Possession: IMMEDIATE	

Public Remarks Updated and upgraded, this 2+1 bedroom elevated bungalow in Amherstview has lots to offer including appliances. The shingles and insulation have been updated in 2010, there is c/air, central vac, and the lower level features a finished rec rm, bedroom and bathroom. The trim has not been completed but the product is included in the asking price. The rec rm features a fabulous gas fireplace. Set on a 66 ft by 120 ft lot, this home is exceptional value! Make your appt.

Directions Amherst Dr. to Manitou.

Bedrooms: 2+1	Exterior: Brick/Siding	Fireplace Type: Gas (Natural)
Bathrooms: 2 \ 0	Roof: Shingles - Asphalt	# of Fireplaces: 1
Amperage: 100	Foundation: Block	Exterior Features: Deck, Fenced, Storage Shed(s)
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: Partly Finished	Pool:
Style: 1 Storey, Detached	Heating: Forced Air, Furnace, Energy Efficient	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, Land Survey
Construction: Frame	Sewer Type: Municipal	
Garage: None	Rentals: Water Heater	
Garage Features: Not Applicable	Hot Water Heating: Gas (Natural)	
Driveway/Parking: Double Wide, Paved	Indoor Features: Built-In Dishwasher, Central A/C, Central Vacuum	
# 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, Air conditioner, Central Vacuum, Garden Shed, Gas Fireplace.

Fixtures Excluded

Floor	Room	Size	Floor	Room	Size
MLEVEL	LIVIN	15'0 X 11'4	LLEVEL	RECRM	14'8 X 10'9
MLEVEL	DINRM	11'6 X 7'7	LLEVEL	BEDRM	14'10 X 8'0
MLEVEL	KITCH	11'5 X 7'7	LLEVEL	BATH3	
MLEVEL	BATH4		LLEVEL	RECRM	14'8 X 10'9
MLEVEL	MBED	11'6 X 10'0	LLEVEL	LAUND	10'6 X 9'6
MLEVEL	BEDRM	10'5 X 8'0			

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

Compliments of: **BOB BANKOSKY, Broker of Record: 613-634-7653**
 E-mail: bob@pattigray.com
 Company Name: **REALTY EXECUTIVES SOUTHEASTERN ONTARIO, BROKERAGE - K148: 613-634-7653**
 Website: <http://pattigray.com>

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Updates and Other Details

39 year old 2 owner home

800 +- square feet

All brick elevated bungalow

66'9 x 120.48' ft lot

Windows redone in 1997

(main floor except front done in 1988) and 1994 (basement)

Eaves 1988

Dishwasher 2006

Gas stove 1993

Kitchen cupboards 1999

Deck 1999

Chimney 2006

Central Vac 2000

Shingles and vents 2010

Attic Insulation (lifetime warranty) 2010

Basement ceiling and flooring 2010

100 amp panel

Taxes \$2012 for 2011

Included: built in dishwasher, 8' x 8' shed, c/vac and attachments

Newer appliances negotiable (still under 3 yr warranty)

Schools: Fairfield Elementary, Amherstview PS, Ernestown High school

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.

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Have A Nice Day !



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