

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



Living Room



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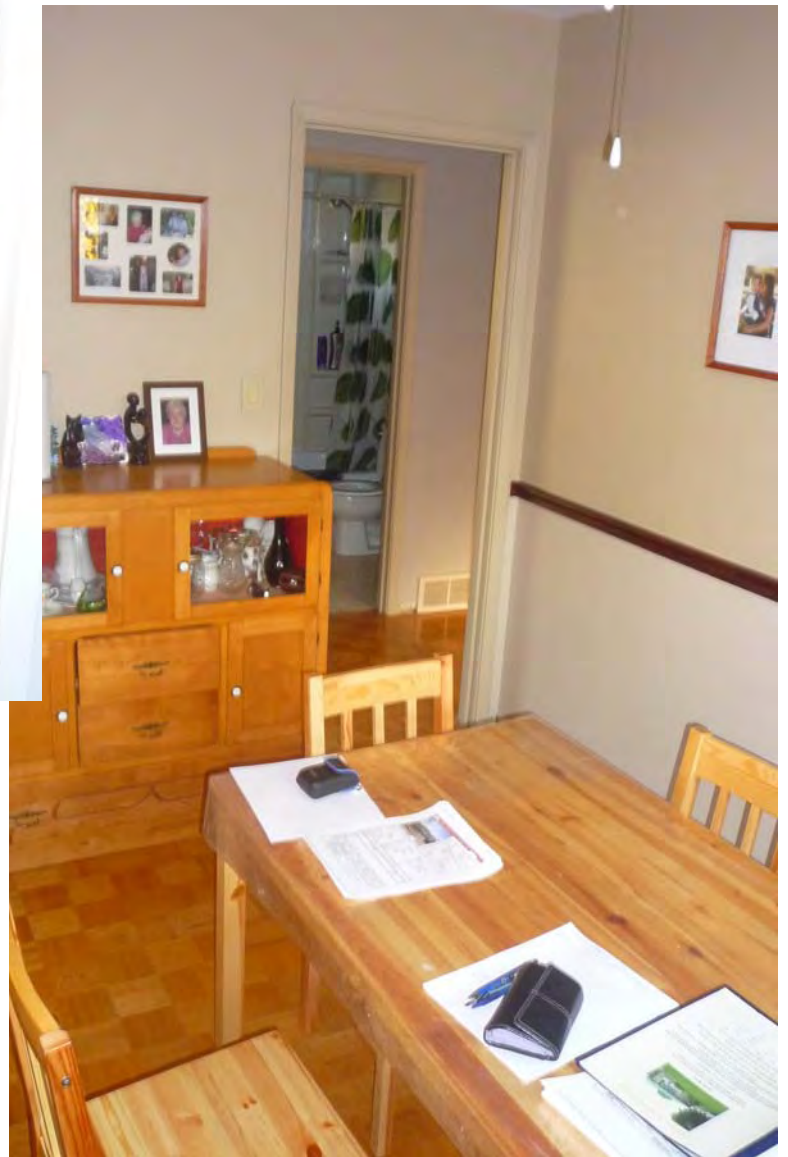


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Kitchen



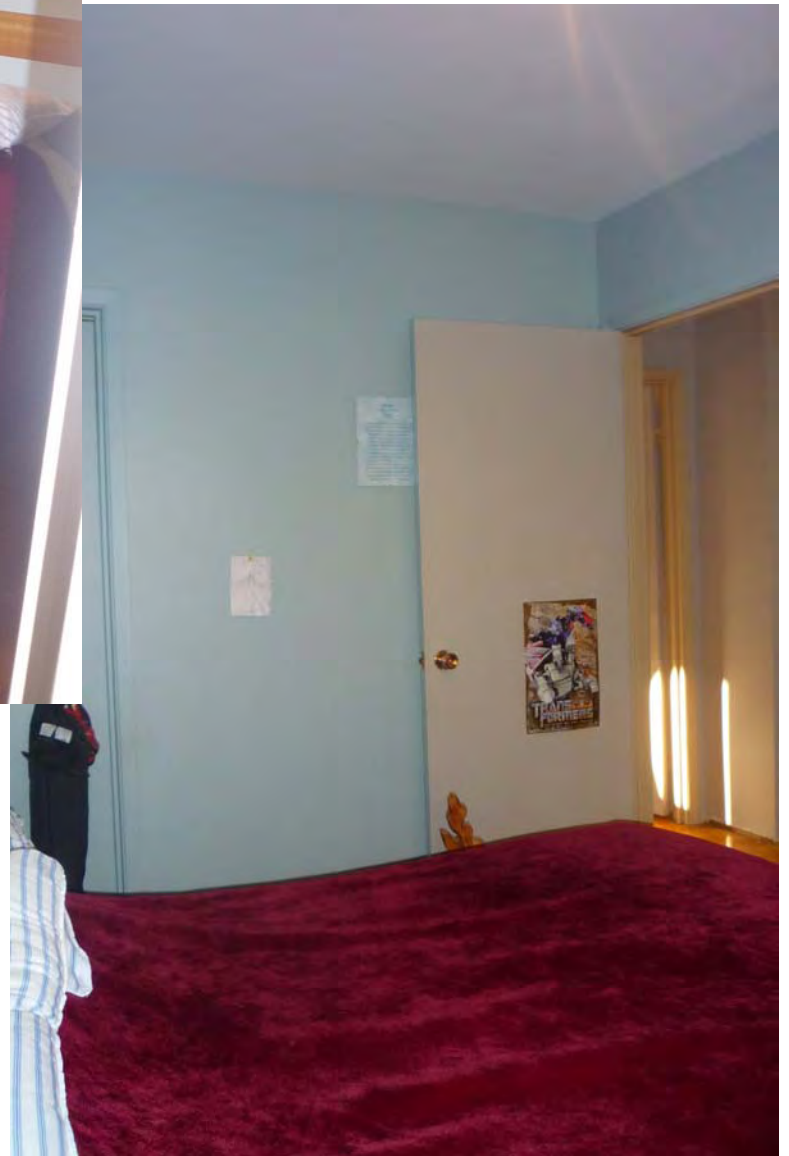
Dining Eating Area



Main Floor 4 pc Bath



Master Bedroom



Bedroom Two



Recreation Room



Lower Bedroom



Lower 3 Pc Bath



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Lower Laundry Area



Storage Area



Utilities



Rear Yard



Rear



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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
www.pattigray.com

Have A Nice Day !



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