

Go Ahead - Spoil Yourself



1455 Hanover Dr

\$244,200

Original price: \$244,200

MLS area: 42

MLS#: 09600665

BG#: 1455h

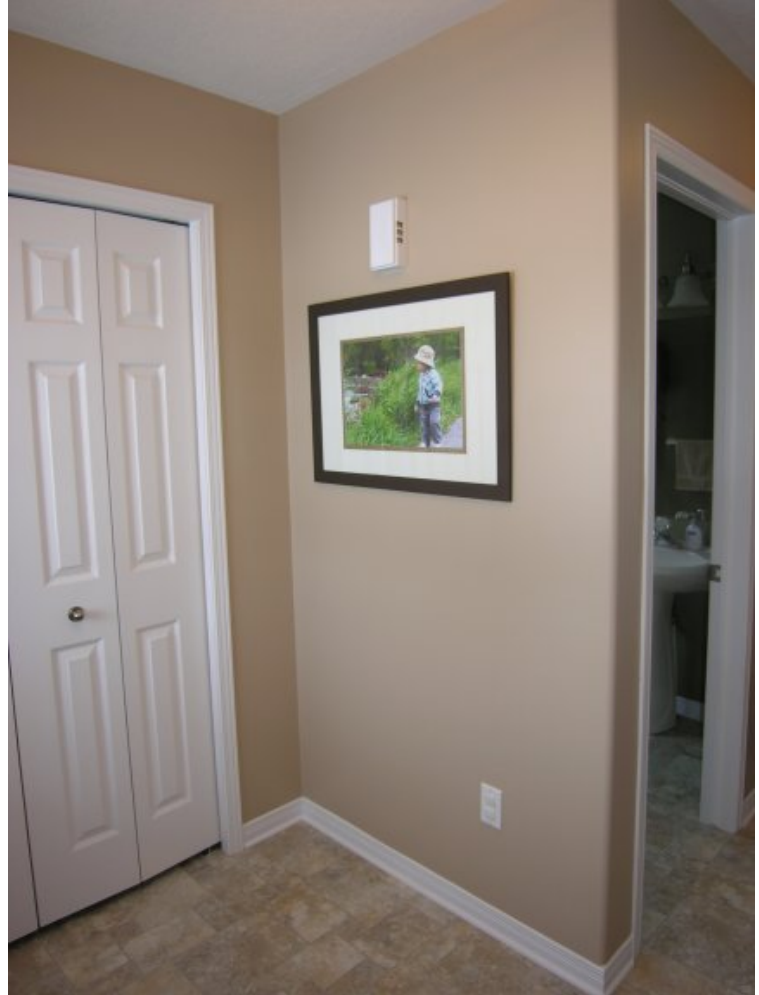
Features

- * Open Concept
- * Eating Bar in Kitchen
- * Patio Doors to Rear Yard
- * Finished Lower Level
- * Spacious Foyer
- * 1 1/2 Bathrooms, 3 Bedrooms
- * Efficient Gas Heating
- * Central Air
- * Huge Master Bedroom with Double Closet
- * Entry from Foyer to Garage
- * 1 1/2 Car Garage
- * Private Fenced Rear Yard, Storage Shed

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



Spacious Front Foyer



Main Floor 2 Piece Bathroom



Great Room



Kitchen with Island Eating Bar



Eating Area with Patio Door to Deck



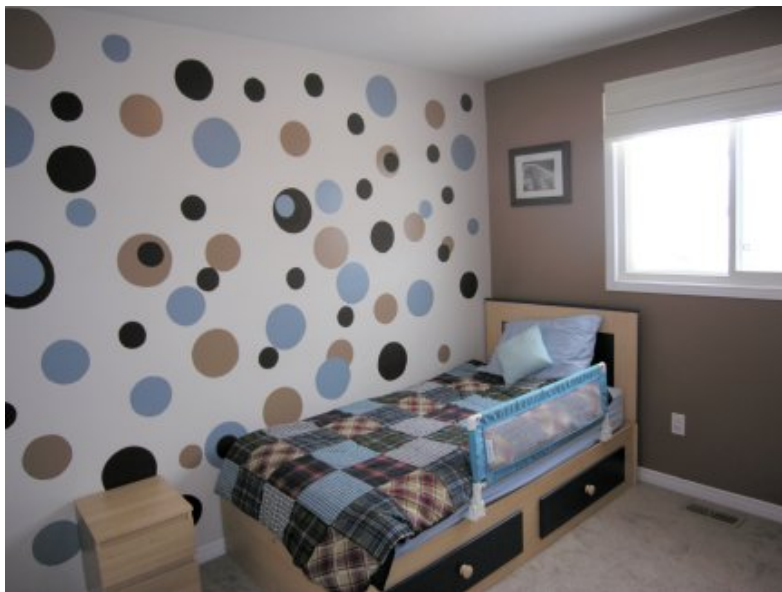
Master Bedroom



Double Closet



Secondary Bedrooms



Main 4 Piece Bathroom

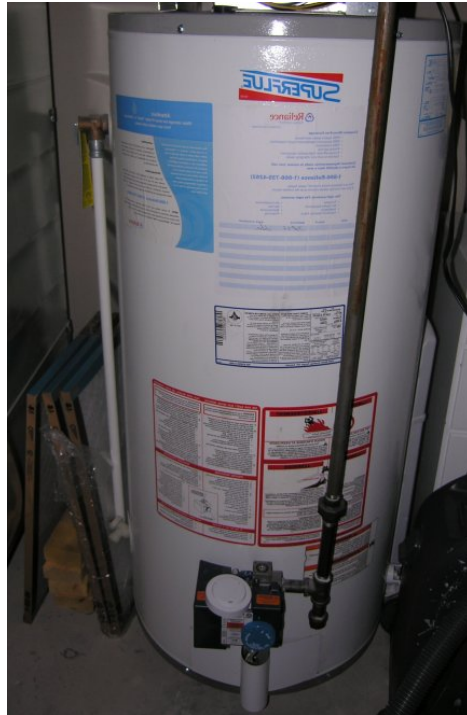


Linen Closet & Soaker Tub

Lower Level



Utilities



Fenced Yard & Shed



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Terrific Buy – Newer Area

MLS #: 09600665

Status: Active

Price: \$244,200

Address: 1455 Hanover Dr	Municipality: Kingston	HRV System: No
Legal: Lot 138 Plan 13M-66	Subdivision: Midland Park	Air Conditioning: Yes
Owner: Jeffrey Bryant & Andrea Labelle	MLS Area: 42	Central Vac: No
Occupant: Owner	County: Frontenac	TV Tower: No
Lot Size: 40 ft x 105 ft	Postal Code: K7P 3K5	Exterior: Brick & Siding
Type: 2 Storey Zoning: Res	Poss: TBA	Floors: Carpet, Laminate & Vinyl
Sq Ft: 1365	Side of Road: West	Basement: Part Finished
Taxes: 2862.14 Year: 2008	House Age: 2	Foundation: Poured Concrete
Waterfront: No	Condo Fee: n/a	Basement Exit: No
In Law Suite: No	Fee Includes: n/a	Water Softener: No
Storage Shed: Yes Yard Fenced: Yes	Heating Cost: \$1068.00/2008	Water Treat Equip: No
# of Rooms:	Heat: Forced Air	UV Light: No
Bedrooms: 3 Below: 0	Fuel: Gas	Water Source: Municipal
Bathrooms: 1 Half Bath: 1	Oil Tank Date: n/a	Well GPM: n/a
High Efficient: Yes	# Amps: 100	Sewage: Municipal
Ensuite: No	Roof: Asphalt	Tile Bed Age:
Chattels: built in dishwasher	Circuit Breakers: Yes	Pool Type: n/a
	Hot Water Tank Rental: Yes	Garage/Parking: Attached 1 1/2 Car Garage
	Hot Water Tank Fuel: Gas	Driveway Width: Double
		Driveway Surface: Paved

Exclusions: tv wall mounting bracket, mail box & microwave range hood to be replace with range hood.

Rental Equipment: hot water tank

Directions: Sierra Ave to Hanover Dr. House is on the left.

MLS Remarks:

No staging needed here on this spacious, newer, affordable, two storey home, in Midland Park. Open concept and with a refreshingly roomy foyer, this three bedroom home is immaculate, airy and desirable. Be first in line to view this home with its huge master suite, banquet size kitchen/dining area with movable island, and a finished rec room large enough to accommodate the big screen TV. Yes, there is a privacy fenced rear yard and a 1 ½ car garage with entrance into the house. Exceptional by anyone's standards!



Make Your Offer!



Listing Broker: Patti Gray / Administration: Krista Blais / Broker of Record: Bob Bankosky

Brokerage: Realty Executives Southeastern Ontario 1040 Gardiners Rd. Kingston ON K7P 1P7
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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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