

# Listen To The Waves Roll In



**146 Nicholson's Point**

**\$349,200**

Original price: \$349,200

MLS area: 664

MLS#: 03606073

LIST#: 146n

## Features

- level waterfront shoreline
- vaulted ceilings
- cherry cabinetry in kitchen
- ceramic and hardwood floors
- ensuite bath off master
- 1800 sq. ft.
- sunny solarium
- updated windows
- entry to laundry room from garage
- brick accent walls

# Simply Awesome



**Kitchen**



**Laundry Room off Kitchen  
with Air to Air Exchanger**



**Breakfast Nook looking into  
Family Room**



**Family Room looking toward  
Kitchen**

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EXECUTIVES**



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# Vaulted Ceilings



Solarium showing entrance into Dining Room

Dining Room



Dining Room looking into Living Room

Living Room



# Beautiful Hardwood Floors



Master Bedroom Ensuite



Master Bedroom



Bedroom #2



Bedroom #3



Bathroom

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# Serenity and Tranquility



Water Softener and  
Hot Water Tank



Workshop in Basement



Electrical Box



Front View



View of Amherst Island  
from rear of house



Rear View

## Measurements and Room Information

Level	Room	Length	Width	Flooring	Comments
	Living Room	18'6	11'6	Ceramic tile	Vaulted ceiling, patio door, pine accent wall planking, display shelf, ceiling fan
	Dining Room	12'0	10'10'	Ceramic tile	Brick accent wall, stain glass, accent shelf, vaulted ceiling, French doors
	Kitchen	12'0	12'0	Ceramic tile	Cherry cabinetry, lazy susan, double sinks, desk, broom closet
	Breakfast Nook	7'3	11'4	Ceramic tile	Wainscoting
	Main Bathroom	10'0	5'0	Ceramic tile	Ceramic to ceiling, marble sink
	Family Room	14'6	11'4	Ceramic tile	Woodstove, pine paneling, patio door to full width deep deck
	Laundry Room/ Rear Hall	16'0	3'5	Ceramic tile	Tub, sink, access hatch to storage area
	Front Foyer			Ceramic tile	Air lock
	Solarium	9'10	12'7	Ceramic tile	Pine panelling, 2 yr. old casement windows, cathedral ceiling, stain glass, lakefront view
	Master Bedroom	12'0	14'7	Oak	1 yr. old vinyl windows, walk-in closet (5'6 x 4'0)
	Ensuite			Ceramic tile	3 piece, ceramic to ceiling, acrylic shower
	Bedroom (2)	10'0	10'10	Oak	Walk-in closet, window seat
	Bedroom (3)	10'0	11'0	Oak	Window seat
	Garage	12'9	20'0		Insulated, electric door opener, storage above



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# Upgrades

- 2002, 2003** New 'Canexel' ultra-plank siding (Acadia colour)
- 2002, 2003** New soffit and fascia (white) aluminum
- 2002** New ceramic tiles (walls and floor)  
New sink/counter (marble)  
New sink faucets  
New towel racks, etc. } **Main Bathroom**
- 2003** New ceramic tiles (walls & floor)  
New sink, cabinet, toilet  
New faucets } **Master Bedroom Ensuite**
- 2003** New paint in: living room, dining room, family room, breakfast nook, kitchen
- 2003** New ceramic tiles in laundry room  
New laundry tub
- 2003** New patio door in family room
- 2002, 2003** 3/4" thick, natural oak hardwood flooring in main hallway, master bedroom,  
2 other bedrooms
- 2001, 2002, 2003** All new vinyl, energy efficient windows, front door and sidelite
- 1996** New roof shingles

# Live Happily Ever More!

RE-MLS 03606073

Status ACTIVE

Price \$349,200

Address: 146 Nicholson's Point  
Postal Code: K0H 1G0  
Legal: CBF PT LT 30 Lake Ontario  
District: Nicholson's Point  
Side of Road: south  
Pplan: yes  
Sellers Info Statement: yes  
Owner: David & Carol King  
Lot: 82.95 x 199.60 waterfront 74.52  
Taxes: \$3467.98 / 03  
Type: bungalow  
Sq Ft: 1800 sq. ft.  
Age: 21 yrs  
Occ.: owner  
Water: drilled shore well (30 ft.)  
Sewer: Rotordisc septic      Elec: 200 amp      # Bedrooms: 3  
Exterior: board & batten      Poss: TBA      # Baths: 2  
Heat: baseboard electric      Fuel: electric, wood      Ensuite: yes  
Flrs: ceramic, hardwood      Parking: yes-paved      Basement: full, low

Remarks: Imagine living by the water on Lake Ontario in a home that reflects the success that you have established and worked hard for. This dream can be your reality at this price. This 1800 sq. ft. bungalow with 3 bedrooms, 2 baths, has been built for discriminating tastes. Be the next proud owner, change your life with style.

Chattels: air to air heat exchanger, satellite dish, ceiling fan, UV light, concrete boat ramp, electric garage door opener, fold-down stairs to storage area, reverse osmosis, water softener

Directions: Bath Rd. (Hwy 33) left on Edgewood, right on Nicholson's Point.

Rental Equipment: N/A      Exclusions: N/A      Uffi: NO

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**Go Ahead—Spoil Yourself**



Listing Agents: Patti Gray, Broker, 541-9778 / Bob Bankosky, Broker 541-9850

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# Disclosure

**This Listing is a result of a contract between REALTY EXECUTIVES Southeastern Ontario and the Seller, no liability for errors of any kind is assumed.**

A Seller's property information statement (formerly VIFS) is available and is part of this brochure. Buyer's are advised to read this statement carefully and make their own enquiries prior to a firm agreement of *Agreement of Purchase and Sale*.

Buyer's are advised to verify all features and details of the property before waiving conditions.

Buyer's are advised to have an independent inspection completed and to draw their own conclusions prior to a firm *Agreement of Purchase and Sale*.

Buyer's are advised to have an independent analysis of the water supply and satisfy themselves as to quantity, quality and related equipment prior to a firm *Agreement of Purchase and Sale*.

Buyer's are advised to have an independent inspection of the sewage disposal system and satisfy themselves as to the operation prior to a firm *Agreement of Purchase and Sale*.

All measurements are approximate and should be verified by the Buyer.

**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  
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*Have A Nice Day !*



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