

This Is Living



1519 Spooner Rd

\$399,200

Original price: \$399,200

MLS area: 44

MLS#: 09601639

BG#: 1519a

Features

- * 2850 sq ft, Brick Bungalow
- * 2 Fireplaces (Master Bedroom & Family Room)
- * Hardwood & Ceramic Floors
- * 3 + 2 Bedrooms, 3 1/2 Bathrooms
- * Vaulted & Beamed Ceilings
- * Beautiful Kitchen with Island
- * Main Floor Wet Bar
- * Fully Finished Lower Level - Low Ceiling
- * Main Floor Laundry, Entrance to Garage
- * 2 Staircases to Lower Level
- * Water Softener and UV Light
- * Alarm System, Double Garage with Operators

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



Measurements and Room Information

Level	Room	Length	Width	Flooring	Comments
M	Living Room	18' 2	12' 3	Hardwood	Coved ceiling, french door
M	Dining Room	18' 2	11' 10	Hardwood	Coved ceiling
M	Kitchen	13' 0	13' 7	Hardwood	Sky light, dishwasher, jennair, desk, vaulted ceiling
M	Kitchen Eat In	10' 0	13' 7	Hardwood	Sliding door to sunroom
M	Family Room	16' 4	16' 4	Carpet	Fireplace, patio door, skylight, vaulted ceiling
M	Bar	4' 9	6' 7	Ceramic	Sink
M	Sun Room	16' 5	12' 0	Pine	
M	Laundry Room	14' 7	5' 11	Vinyl	Entry to garage
M	Front Foyer	12' 5	8' 10	Ceramic	
M	Bathroom	5' 10	4' 0	Vinyl	2 piece, broom closet
M	Master Bedroom	16' 10	13' 7	Hardwood	Fireplace, coved ceiling, bay window
M	Ensuite	6' 0	7' 8	Ceramic	Jacuzzi tub
M	Master Sink Area	4' 0	5' 5	Hardwood	1 piece top to vanity
M	Bedroom (2)	13' 0	9' 11	Hardwood	
M	Bedroom (3)	16' 10	9' 11	Hardwood	
M	Bathroom	6' 8	5' 0	Vinyl	4 piece
L	Rec Room	34' 0	17' 0	Laminate	
L	Sitting Room	35' 0	10' 7	Laminate	
L	Storage	15' 0	11' 0	Concrete	
L	Bathroom	5' 0	7' 0	Vinyl	3 piece
L	Bedroom/Den	18' 10	11' 3	Carpet	
L	Office	18' 0	11' 3	Concrete	French doors, access to garage
L	Furnace Room	19' 0	11' 0	Concrete	Utility Room 16' 3 x 14' 8 Foyer 17 x 7' 11



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Watch the Wildlife

MLS #: 09601639

Status: Active

Price: \$399,200

Address: 1519 Spooner Rd	Municipality: Kingston	HRV System: No
Legal: See Notes	Subdivision:	Air Conditioning: Yes
Owner: Coby Minns	MLS Area: 44	Central Vac: Yes
Occupant: Owner	County: Frontenac	TV Tower: No
Lot Size: 200 ft x 320 ft	Postal Code: K0H 1S0	Exterior: Brick
Type: Bungalow Zoning: Res	Poss: Immediate	Floors: Hardwood, Ceramic, Laminate & Vinyl
Sq Ft: 2850	Side of Road: South	Basement: Fully Finished
Taxes: \$5914.12 Year: 2008	House Age: 28	Foundation: Block
Waterfront: No	Condo Fee: n/a	Basement Exit: Yes
In Law Suite: No	Fee Includes: n/a	Water Softener: Yes
Storage Shed: Yes Yard Fenced: Yes	Heating Cost:	Water Treat Equip: Yes
# of Rooms:	Heat: Forced Air	UV Light: Yes
Bedrooms: 3 Below: 2	Fuel: Oil	Water Source: Drilled Well
Bathrooms: 3 Half Bath: 1	Oil Tank Date: 3 1/2 yrs old	Well GPM:
High Efficient:	# Amps: 200	Sewage: Septic
Ensuite: Yes	Roof: Asphalt (5 yrs old)	Tile Bed Age:
Chattels: dishwasher, jennaire, and garage door openers.	Circuit Breakers: Yes	Pool Type: n/a
	Hot Water Tank Rental: No	Garage/Parking: Attached 2 Car Garage
	Hot Water Tank Fuel: Electric	Driveway Width: Double
		Driveway Surface: Paved

Rental Equipment: none

Directions: Perth Rd to Spooner Rd

MLS Remarks:

Just 10 minutes north of Kingston in a treed setting is this exceptional 2850 sq ft, 28 yr old, brick bungalow. Quality finishings throughout, this 3 bedroom, 3 1/2 bath home features vaulted beamed ceilings, beautiful hardwood floors, plaster walls and a fabulous fireplace in both the family room as well as the master bedroom which as expected has an ensuite and a walk in. The kitchen will fulfill your dreams with its large island! The sun room is delightful looking out at nature; make your appt to view!

Notes: Legal Description: Conc 6 Part Lot 24 13R1234 Part 1



Make Your Offer!



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

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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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