

Pretty As A Picture



157 Perth St

Elgin

\$249,200

Original price: \$249,200

MLS area: 01

MLS#: 09600731

BG#: 157p

Features

- * Cozy Propane Fireplace in Living Room
- * Updated Bathroom with Ceramics, Heat Lamp, Therapeutic Tub and Built In Cabinetry
- * Updated Maple Kitchen Cabinetry
- * Large Spacious Deck at Front of House
- * Built in Desk Area in Kitchen
- * 27 Acres of Treed and Open Land
- * Double Car Detached Garage with Loft & Workshop
- * Separate One Storey Building on Property with Shed
- * New Asphalt Roof May 2008

Well Maintained

MLS #: 09600731

Status: Active

Price: \$249,200

Address: 157 Perth St	Municipality: Elgin	HRV System: No
Legal: See Notes	Subdivision:	Air Conditioning: Yes
Owner: Heather Green	MLS Area: 01	Central Vac: Yes
Occupant: Owner	County: Rideau Lakes	TV Tower: No
Lot Size: 282.93 ft x 27 Acres	Postal Code: K0G 1E0	Exterior: Wood
Type: Bungalow	Poss: TBA	Floors: Laminate, Carpet, Ceramic & Vinyl
Sq Ft: 1200	Side of Road: East	Basement: Full
Taxes: 1656.76 Year: 2008	House Age: 29	Foundation: Block
Waterfront: No	Condo Fee: n/a	Basement Exit: No
In Law Suite: No	Fee Includes: n/a	Water Softener: Yes
Storage Shed: Yes Yard Fenced: No	Heating Cost: See Notes	Water Treat Equip:
# of Rooms: 7	Heat: Forced Air	UV Light: Yes
Bedrooms: 3	Fuel: Electric	Water Source: Drilled Well
Bathrooms: 1 Half Bath:	Oil Tank Date: n/a	Well GPM: 8
High Efficient: Heat Pump: Yes	# Amps: 100	Sewage: Septic
Ensuite: No	Roof: Asphalt	Tile Bed Age: 1979
Chattels: dishwasher, garage door openers, c/vac & attachments & water softener.	Circuit Breakers: Yes	Pool Type: n/a
	Hot Water Tank Rental: Yes	Garage/Parking: 2 Car Detached with Loft
	Hot Water Tank Fuel: Electric	Driveway Width: Double
		Driveway Surface: Gravel

Rental Equipment: hot water tank & propane tank

Directions: Highway 15 to Elgin Village watch for the Perth St turn off. Turn right if you're coming from Kingston. First house on the left.

MLS Remarks:

Set on a 27 acre tract of land of which 2/3rds is treed and 1/3 tilled, this 1200 sq ft bungalow is right on the edge of Elgin, and features two out buildings, one storey brick building and the other a detached barn/garage with loft. The updated kitchen and bath are absolutely gorgeous! There is a full unfinished lower level awaiting your ideas. Relax on the wrap around porch and enjoy the peace and serenity.

Notes: Con 2 Part Lot 14 RP 28R3002 Part 2

Heating costs: \$2570.00 for 2008 which includes hydro, heat pump, forced air electric and central air.



Make Your Offer!



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

Brokerage: Realty Executives Southeastern Ontario 1040 Gardiners Rd. Kingston ON K7P 1P7
Phone: (613) 634-7653 Fax: (613) 634-6199 Email: patti@pattigray.com Website: www.pattigray.com