

An Absolute Treasure To Own



159 Red Cedar Point Rd

\$249,200

Original price: \$259,500

MLS area: 63

MLS#: 09604195

BG#: 159r

Features

- * Year Round Lakeside Living
- * Beautiful Perennial Gardens
- * 2 Bedrooms
- * 75 Ft of Waterfrontage (Varty Lake)
- * Updated Bathroom
- * Guest House
- * Spacious Kitchen with Island
- * Detached Garage
- * Updated Windows
- * Propane & Back Up Electric Heat

Realty Executives Southeastern Ontario Brokerage 1040 Gardiners Rd. Kingston, ON K7P-1R7
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Kick Back and Relax

MLS #: 0960 4195

Status: Active

Price: \$249,200

Address: 159 Red Cedar Point Rd	Municipality: Yarker	HRV System: No
Legal: See Notes	Subdivision:	Air Conditioning: No
Owner: Robert & Judy Morrison	MLS Area: 63	Central Vac: No
Occupant: Owner	County: Lennox & Addington N	TV Tower: No
Lot Size: 76 ft x 183.41 ft	Postal Code: K0K 3N0	Exterior: Vinyl Siding
Type: Bungalow Zoning: Rural Res	Poss: TBA	Floors: Carpet & Vinyl
Sq Ft:	Side of Road: West	Basement: Crawl
Taxes: \$1612.41 Year: 2008	House Age:	Foundation:
Waterfront: Varty Lake	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:	Water Treat Equip: Yes
# of Rooms:	Heat: Propane Stove & Baseboard	UV Light: Yes
Bedrooms: 2	Fuel: Propane & Electric	Water Source: Ground Well
Bathrooms: 1	Oil Tank Date: n/a	Well GPM:
High Efficient:	# Amps: 100	Sewage: Septic
Ensuite: No	Roof: Asphalt	Tile Bed Age:
	Circuit Breakers: Yes	Pool Type: n/a
	Hot Water Tank Rental:	Garage/Parking: Detached Garage
	Hot Water Tank Fuel: Electric	Driveway Width: Single
		Driveway Surface: Gravel

Exclusions: Coat peg at entrance door

Rental Equipment: propane tank and water softener

Directions: Hwy #38 to Colebrooke Rd, right on Country Rd 6, left on Park Rd, left on Red Cedar.

MLS Remarks:

Tucked into the cedars and with 75 ft of flat natural waterfront overlooking the sunsets and loons is this well cared for two bedroom, year round home on Varty Lake. With a separate garage and a guest house, this property has had all the essentials updated such as windows, doors, a fabulous bathroom, main floor laundry, septic field and more. Check out the perennial gardens and deck, so peaceful!

Notes: Legal Description: Con 4 Pt Lt 41 RP29R120 Pt 3 Varty Lake



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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