

City Waterfront Living



162 Lakeshore Blvd.

\$896,000

Original price: \$999,999

MLS area:28

MLS#: 10604099

BG#: 162L

Features

- * Absolutely Stunning Water View
- * 3 Fireplaces
- * Majestic Soaring Ceilings
- * Stone And Brick Accent Walls
- * His & Her Back To Back Sinks (Ensuite)
- * Kitchen With Eating Bar
- * Finished Lower Level With Fp
- * Indoor Swimming Pool
- * Dectron Filtration System
- * Hot Tub And Change Room

Measurements and Room Information

162 Lakeshore

Level	Room	Length	Width	Flooring	Comments	Waterview
M	Living	18'6	19'6	carpet	Floor To Ceiling Wood Two Sided Fireplace (Open To Living & Family Rm) 20 ft + Ceiling	Yes
M	Dining	15'6	11'0	ceramic		Yes
M	Kitchen	13'0	10'6	ceramic	Built in:Dishwasher, Convection Oven, Jenaire Range, Bbq, Microwave, Eating Bar	Yes
M	Front Foyer	7'0	8'0	ceramic		Yes
M	Family Rm	17'10	9'6	carpet	Wood Two Sided Fireplace , Stone Wall	Yes
M	2 pc Bathroom	6'5	5'0	cushion		
M	Sitting Area	9'5	7'0	carpet		
U	Master Bedroom	16'0	13'6	carpet	Open Concept. Fireplace, Patio Drs To Roof Large Closets, Built In drawers.	Yes
U	Ensuite 6 pc Whirlpool area Shower	7'0 12'8 5'6	5'2 10'6 3'6	ceramic ceramic ceramic	Bidet & Toilet Double Jacuzzi, His & Her Sinks Two Shower Heads	
U	Bedroom	11'4	9'5	carpet		
U	Den	10'0	8'0	carpet	Open To Living Room	Yes
U	Seating Area	15'6	8'0	carpet		
U	Bath 4 pc	7'0	5'0	ceramic		
L	Recreation Room	24'10	17'8	carpet	Electric Fireplace	
L	Bedroom	12'3	8'11	carpet	Cedar Closet	
L	Bath 3 pc	7'4	5'6	ceramic		
L	Craft Room	24'10	7'6	plywood	Patio Drs To Rear Yard (Not Heated)	Yes
L	Laundry	12'4	8'3	cushion	Sink, Counters On Two Walls, Cupboards	
L	Utility	8'0	9'0	concrete	One Furnace, One Air conditioner	
L	Utility	9'6	6'0	concrete	One Furnace, One Air conditioner	
L	Storage: supplies Wine	10'0 6'6	3'6 3'6	concrete concrete		
L	Dehumidifier Room	6'8	9'0	cushion		
L	Filtration Room	5'4	4'10	concrete		
M	Pool Room	47'6	24'8	carpet	Seating Area, Hot Tub. Patio Drs. To Rear Yard.	Yes
M	Pool Room Shower	7'0	3'6	ceramic	Change Room	



CITY WATERFRONT LIVING	
Price: \$896,000	MLS® #: 10604099
Status: Active	Sale Type:
Property For: Sale	Occupancy: Owner
	Waterfront: Yes
Address: 162 LAKESHORE BLVD	
City: KINGSTON, FRONTENAC, K7M 6R5	
Legal Descr.: LT 31, PL 1629	
District: 28 - City Southwest	Age (Yrs): 32
Zoning: RES	Approx SqFt: 4090
Taxes: 8096	Lot Size: 70 X 220 FT
Tax Year: 2009	Acreage:
	Side of Road: West
List.Date: 28-MAY-2010	Possession: TBA

Directions From Front Rd. Turn South onto Lakeshore, home on right

Bedrooms: 3+0	Exterior: Stucco	Fireplace Type: Gas (Natural), Wood
Bathrooms: 3 \ 1	Roof: Concrete, Shingles - Asphalt	# of Fireplaces: 3
Amperage: 400	Foundation: Block, Concrete / Poured	Exterior Features: Balcony, Deck, Hot Tub / Spa, Landscaped, Patio
Access: Municipal Road, Waterfront Owned	Basement: Full	Services Avail: Cable TV, Garb Pick-Up, Gas (Natural), Hydro, Street Lights, Telephone, High Speed Internet
Type: Single Family	Bsmnt Features: Partly Finished	Pool: Inground, Indoor, Heated
Style: 2 Storey, Detached	Heating: Forced Air, Furnace, Energy Efficient	Flooring: Carpet, Ceramic, Lino / Vinyl
Property Size: Under 0.5 Acres	Fuel - Heating: Gas (Natural)	Site Features: Bay / Lake, Conservation, Golf Course, View, Landscaped, Water Front
Building Age: 26-50	Water Supply: Municipal	Doc's Available:
Construction: Frame	Sewer Type: Municipal	
Garage: Attached	Rentals: Water Heater	
Garage Features: Double	Hot Water Heating: Gas (Natural)	
Driveway/Parking: Double Wide	Indoor Features: Built-In Appliances, Built-In Dishwasher, Central A/C, Central Vacuum, Compactor, Skylights, Walkout Basement, Whirlpool Style Tub	
# Parking Spaces:	Energy Code:	

Waterfront Name: LAKE ONTARIO	Shoreline: Natural	Waterfront Features:
Water Frontage: 37		

Property Manager:	Condo Fees Incl.:	Storage:
Phone:	Common Elements:	WaterView:
Condo Fees:		Pets:

Chattels Included Pool Equipment, Range Top, Built in Oven, Dishwasher, Central Vac, Microwave, Washer & Dryer, All Drapes except Recreation Rm., Boat ramp
Fixtures Excluded Recreation room drapes.
Public Remarks Detail, craftsmanship and technology abound in this truly distinctive Kingston waterfront home. With walls of glass to bring the water vistas in to your everyday living, this custom 2 storey home features soaring ceilings, open concept, and a unique master suite with eccentric details that will intrigue you. From the fireplaces to the spacious indoor swimming pool, this home features 4090 sq ft and is one of a kind!
Internal Remarks please arrange showings day before, thanks

Floor	Room	Size	Floor	Room	Size
MLEVL	LIVIN	18'6 X 19'6	MLEVL	OTHER	47'6 X 24'8 (POOL)
MLEVL	DINRM	15'6 X 11'0	MLEVL	BATH	7'0 X 3'6 (SHOWER)
MLEVL	KITCH	13'0 X 10'6	LLEVL	RECRM	24'10 X 17'8
MLEVL	FAMRM	17'10 X 9'6	LLEVL	BEDRM	12'3 X 8'11
MLEVL	BATH2	6'5 X 5'0	LLEVL	BATH3	7'4 X 5'6
ULEVL	MBED	16'0 X 13'6	LLEVL	LAUND	12'4 X 8'3
ULEVL	EBATH	18'0 X 11'0	LLEVL	OTHER	24'10 X 7'6 (POTTING
ULEVL	BEDRM	11'4 X 9'5	LLEVL	OTHER	TWO UTILITY RMS
ULEVL	DEN	10'0 X 8'0	LLEVL	OTHER	TWO EQUIPMENT RMS
ULEVL	BATH4	7'0 X 5'0	LLEVL	OTHER	TWO STORAGE RMS

Seller Name: ERIC BISHOP	Home Tel.:	Bus.Tel.:
Seller Name: ELIZABETH BISHOP	Home Tel.:	Bus.Tel.:
Listing Office: REALTY EXECUTIVE SOUTHEASTERN ONTARIO, BROKERAGE - K148 613 634-7653	Listing Agent: PATTI GRAY 613-634-7653	patti@pattigray.com
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CSO: **2.0**

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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
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Have A Nice Day !



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