

All This Could Be Yours



1659 Ham Rd.

\$599,200

Original price: \$599,200

MLS area: 64

MLS#: 1160238-9

BG#: 1659h

Features

- * Beautiful Cherry Kitchen
- * 4 Bedrooms Main House
- * Huge Principal Rooms
- * 185 Acres +-
- * Wrap Around Porch
- * Next To Millhaven Creek
- * Huge Barn and Equipment Building
- * 2 In Law Units- separate entry

Measurements and Room Information

1659 Ham Rd.

Level	Room	Length	Width	Flooring	Comments
M	Living Room	16'8	16'0	carpet	9 ft ceiling
M	Dining Room	13'0	13'4	carpet	9 ft ceiling
M	Kitchen	19'9	14'10	hwd	Dishwasher, Built in range, Cherry cabinets Note: Pellet Stove is Excluded
M	Bathroom 3 pc	9'0	4'7	cushion	
M	Laundry	6'6	6'7	cushion	
M	Freezer / mud Rm	10'0	9'9	Ply	
U	Master Bedroom	13'4	13'0	carpet	fan
U	Bedroom	12'5	13'5	carpet	fan
U	Bedroom	15'2	11'3	carpet	fan
U	Bedroom	9'4	11'8	Carpet	fan
U	Bathroom 4 pc	12'3	5'0	tile	
	Apt 1				
U	Living Room	16'0	11'2	carpet	
U	Kitchen	16'0	9'3	cushion	Fridge / Stove
U	Bedroom	12'2	9'1	carpet	
U	Bedroom	12'0	9'0	carpet	
U	Bathroom 4 pc	9'0	5'0	cushion	
	Apt 2				
M	Living Room	16'2	10'6	carpet	Patio Drs To Deck
M	Kitchen	16'2	8'9	cushion	Fridge / Stove
M	Bedroom	13'8	10'0	carpet	
M	Bathroom 4 pc	9'6	6'0	cushion	
	Out Buildings				
	Equipment /Tool Bld.	84'	54	gravel	17'8 x 13'8 high door, steel roof
	Barn	80'	40'		2 nd Stry Loft, steel roof
	Side addition	80'	20'		2 Doors, steel roof
	Front addition	30'	40'		Built as Milk Room
	Wood Furnace				Requires Replacing



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Price: \$599,200.	MLS® #: 10606569
Status: Active	Sale Type:
Property For: Sale	Occupancy: Owner
	Waterfront: No
Address: 1659 HAM RD	
City: BATH, LENNOX & ADDINGTON, K0H 1G0	
Legal Descr.: PT LT 13-15 CON 2 ERNESTOWN AS IN LA174327 EXCEPT PT 1,2,&4,29R6643 & PT4,29R6599;S/T ER14704;LOYALIST	
District: 64 - Lennox and Addington South	Age (Yrs):
Zoning: AGR	Approx SqFt:
Taxes: 2728	Lot Size: 2600 + - FT IRR
Tax Year: 2010	Acreage: 185
	Side of Road: North
List.Date: 03-SEP-2010	Possession: TBA

Directions Hwy's #33 or #2 or Taylor Kid To County Rd. 4, Ham Rd. runs West.

Bedrooms: 7+0	Exterior: Vinyl	Fireplace Type: None
Bathrooms: 4 \ 0	Roof: Shingles - Asphalt	# of Fireplaces:
Amperage: 200	Foundation: Stone	Exterior Features: Deck, Fenced - Partial
Access: Municipal Road	Basement: Cellar	Services Avail: Cable TV, Garb Pick-Up, Hydro, Telephone, High Speed Internet
Type: Cash Crop	Bsmnt Features: Not Applicable	Pool:
Style: 1.5 Storey, Detached	Heating: Hot Water, Boiler	Flooring: Carpet, Lino / Vinyl
Property Size: Over 100 Acres	Fuel - Heating: Oil	Site Features: Rolling
Building Age: 100+	Water Supply: Well - Drilled	Doc's Available: S.P.I.S, Land Survey, Aerial Photos, TSSA Documents
Construction: Frame	Sewer Type: Septic Installed	
Garage: None	Rentals: None	
Garage Features: Not Applicable	Hot Water Heating:	
Driveway/Parking: Double Wide	Indoor Features: Built-In Appliances, Built-In Dishwasher	
# Parking Spaces:	Energy Code:	

Waterfront Name:	Shoreline:	Features:
Water Frontage:		

Farm Type: Cash Crop	Farm Features: Barn, Drive Shed	Workable Acres:	Tiled Partial:
Soil Type:		Pasture Acres:	Tiled Fully:
Manure Storage:		Bush Acres:	

Chattels Included Dishwasher, Built in range, Water Treatemnt equipment
Fixtures Excluded Pellet Stove in Kitchen
Public Remarks Tucked beside a year round creek, halfway between Kingston and Napanee, and set on 185 plus acres of fertile land is this working farm with and updated farm house that satisfies three separate family living arrangements. The main part of the home supports the farmer's family and there are 2 additional, 1 & 2 bedroom rental units. The acreage has been rented to family members for the past few years on a cash crop basis with excellent yields. The property fronts on Ham Rd and runs back to McIntyre Rd. The Barn is 80x60 plus 30x40. Equipment Bld is 84x54.
Internal Remarks Please arrange for showing a day before. Thanks

Floor	Room	Size	Floor	Room	Size
MLEVL	LIVIN	16'8 X 16'0	MLEVL	LIVIN	16'2 X 10'6
MLEVL	DINRM	13'0' X 13'4	MLEVL	BEDRM	13'8 X 10'0
MLEVL	KITCH	19'9 X 14'10	MLEVL	KITCH	16'2 X 8'9
MLEVL	BATH3	9'0 X 4'7	MLEVL	BATH4	9'6 X 6'0
MLEVL	LAUND	6'6 X 6'7	ULEVL	LIVIN	16'0 X 11'2
ULEVL	MBED	13'4 X 13'0	ULEVL	KITCH	16'0 X 9'3
ULEVL	BEDRM	12'5 X 13'5	ULEVL	BEDRM	12'2 X 9'1
ULEVL	BEDRM	15'2 X 11'3	ULEVL	BEDRM	12'0 X 9'0
ULEVL	BEDRM	9'4 X 11'8	ULEVL	BATH4	9'0 X 5'0
ULEVL	BATH4	12'3 X 5'0			

Seller Name: FLOYD MCCRACKEN	Home Tel.:	Bus.Tel.:
Seller Name: DONNA MCCRACKEN	Home Tel.:	Bus.Tel.:

Listing Office: REALTY EXECUTIVE SOUTHEASTERN ONTARIO, BROKERAGE - K148 613 634-7653 Website: http://pattigray.com	Listing Agent: PATTI GRAY 613-634-7653 patti@pattigray.com Website: http://www.pattigray.com
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CSO: **2.5**

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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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