

# 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

# Living Room

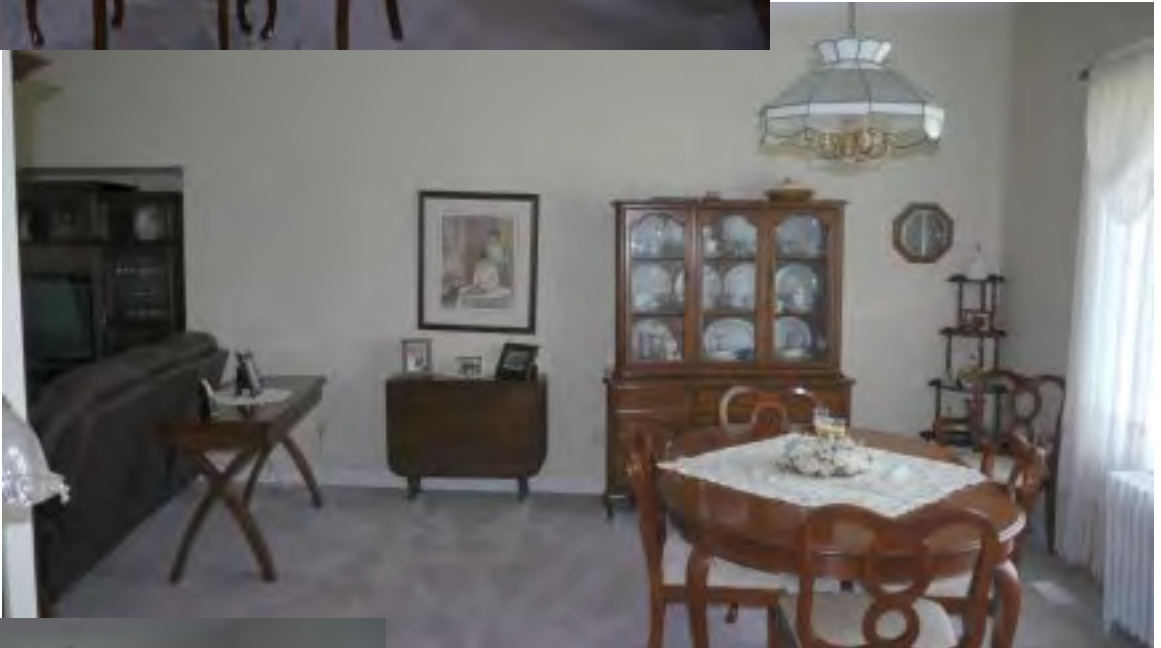


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1040 Gardiners Rd. Kingston, Ont. K7P-1R7  
613-634-7653 fax 613-634-6199  
E-Mail: [patti@pattigray.com](mailto:patti@pattigray.com)  
Web: [www.pattigray.com](http://www.pattigray.com)

# Dining Area



# Kitchen



# Main Floor Bath & Laundry

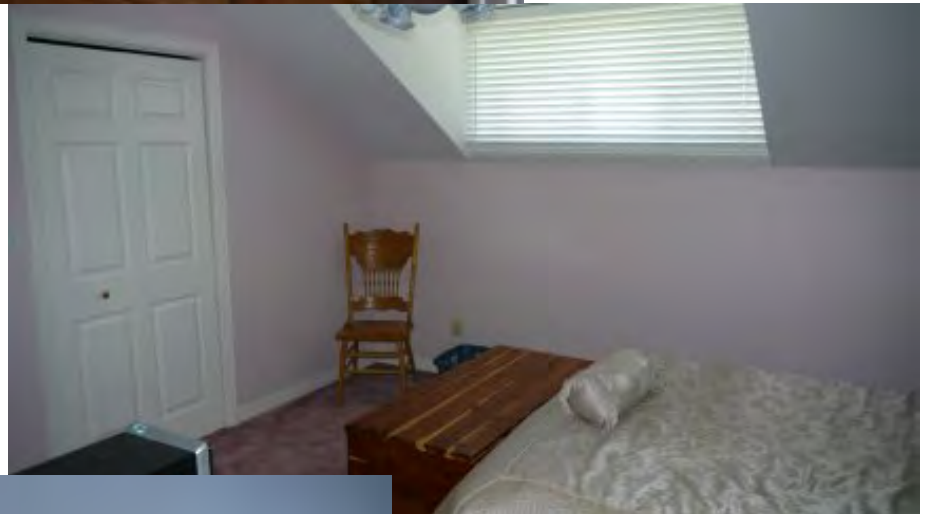


Main Floor 3 pc Bath



Main Floor Laundry

# Upper Four Bedrooms



4th bed not shown

# Upper 4 Pc Bath



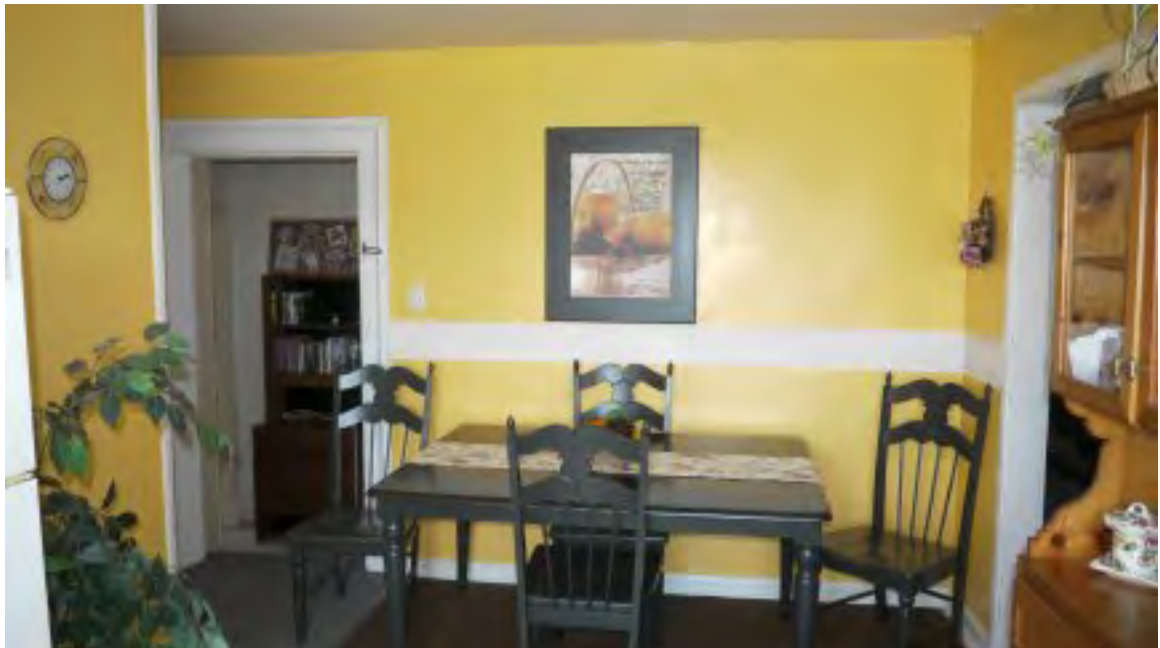
# Apt. Upper Living Room



# Apt. Upper Bedrooms



# Apt. Upper Kitchen



# Apt. Lower Living Room



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# Apt. Lower Kitchen



# Apt. Lower 4 Pc Bath



# Utilities



# Equipment Building



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# Barn & Additions



# Rear



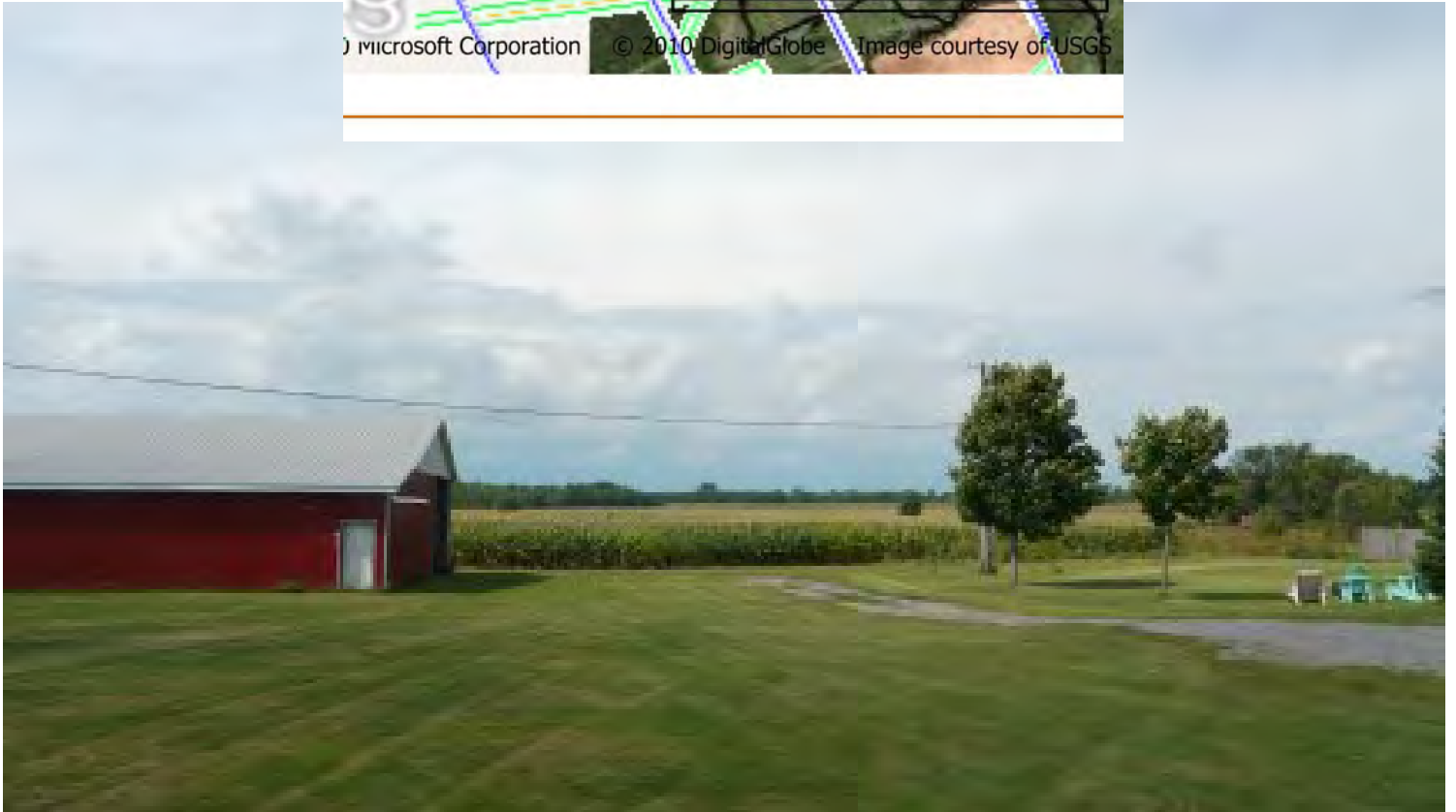
# East Side Deck



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# This Could Be Yours

## View of Property



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

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

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

Waterfront Name:	Shoreline:	Features:
Water Frontage:		

Farm Type: <b>Cash Crop</b>	Farm Features: <b>Barn, Drive Shed</b>	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: <b>FLOYD MCCRACKEN</b>	Home Tel.:	Bus.Tel.:
Seller Name: <b>DONNA MCCRACKEN</b>	Home Tel.:	Bus.Tel.:

Listing Office: <b>REALTY EXECUTIVE SOUTHEASTERN ONTARIO, BROKERAGE - K148 613 634-7653</b> Website: <a href="http://pattigray.com">http://pattigray.com</a>	Listing Agent: <b>PATTI GRAY 613-634-7653</b> <a href="mailto:patti@pattigray.com">patti@pattigray.com</a> Website: <a href="http://www.pattigray.com">http://www.pattigray.com</a>
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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](http://www.pattigray.com)

*Have A Nice Day !*



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