

Upscale Treasure Island Waterfront



1682 Jackson Blvd

\$299,200

Original price: \$299,200

MLS area: 11

MLS#: 09604431

BG#: 1682j

Features

- * **Development Opportunity**
- * **Nearly 100 ft Prime St. Lawrence River Frontage**
- * **Set On A Bluff Overlooking The Water**
- * **2 Bedrooms**
- * **Living Room with Fireplace**
- * **Road to Mainland**
- * **Prestigious Location**
- * **Updated Heating System**
- * **Ceiling Fans**
- * **Build Your Dream Home**

Realty Executives Southeastern Ontario Brokerage 1040 Gardiners Rd. Kingston, ON K7P-1R7
613-634-7653 fax 613-634-6199 E-Mail: patti@pattigray.com Web:www.pattigray.com



Living Room



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Kitchen



2 Bedrooms



4 Piece Bathroom

Scenic and Peaceful



Gorgeous Sunsets

MLS #: 09604431

Status: Active

Price: \$299,200

Address: 1682 Jackson Blvd	Municipality: Kingston	HRV System: No
Legal: Lot 44 Plan 395	Subdivision: Treasure Island	Air Conditioning:
Owner: Karen Gourlay	MLS Area: 11	Central Vac:
Occupant: Owner	County: Frontenac	TV Tower: No
Lot Size: 119.35 ft x 116.80 ft	Postal Code: K7L 4V1	Exterior: Vinyl Siding
Type: Bungalow Zoning:	Poss: Immediate	Floors: Laminate & Ceramic
Sq Ft: 800	Side of Road: North	Basement: Full
Taxes: \$3209.89 Year: 2009	House Age:	Foundation:
Waterfront: Bateau Channel	Condo Fee: n/a	Basement Exit: No
In Law Suite: No	Fee Includes: n/a	Water Softener: No
Storage Shed: No Yard Fenced: No	Heating Cost:	Water Treat Equip: No
# of Rooms:	Heat: Forced Air	UV Light: No
Bedrooms: 2	Fuel:	Water Source:
Bathrooms: 1	Oil Tank Date:	Well GPM: n/a
High Efficient:	# Amps: 100	Sewage: Septic
Ensuite: No	Roof: Asphalt	Tile Bed Age:
Chattels:	Circuit Breakers: Yes	Pool Type: n/a
	Hot Water Tank Rental:	Garage/Parking:
	Hot Water Tank Fuel: Electric	Driveway Width:
		Driveway Surface: Gravel

Rental Equipment:

Directions: Highway 2 East to Treasure Island Marina, right on Jackson Blvd.

MLS Remarks:

Talk about a waterfront opportunity! Situated on prestigious Treasure Island, this site is the perfect place to locate your future home just five minutes to downtown. While you are waiting to build, rent out the current, year round, 2 bedroom cottage and make some money while you plan your dream home. And close to two different marinas, this is a win win situation for an investor or build situation, call now!



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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