

Simply Perfect



1763 Sunnyside Rd

\$429,200

Original price: \$435,200

MLS area: 44

MLS#: 09604596

BG#: 1763s

Features

- * Treed 5 Acre Property
- * Less Than 5 Minutes to 401
- * Renovated Top to Bottom
- * New 2008 Kitchen, Granite Counter Tops
- * Updated 2008 Windows & Doors
- * Fireplace in Living Room
- * Main Floor Laundry
- * Beautiful Hardwood, Travertine & Ceramic
- * 5 Yr Old Wood/Oil Furnace & Tank
- * Balcony off Master Bedroom
- * Huge Deck with Pergola
- * Lower Level Theatre Room

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



Measurements and Room Information

Level	Room	Length	Width	Flooring	Comments
M	Living Room	11' 6	10' 9	Hardwood	Fireplace, pot lights
M	Dining Room	9' 6	11' 6	Hardwood	
M	Kitchen	11' 6	10' 9	Hardwood	Granite counter tops, built in dishwasher
M	Kitchen Eat In	6' 10	10' 9	Hardwood	Overlooks family room
M	Family Room	12' 10	11' 10	Hardwood	Patio door to deck
M	Main Bathroom	4' 6	5' 11	Ceramic	2 piece, updated in 2008
U	Laundry	5' 0	6' 0	Ceramic	Built in cabinetry
U	Master Bedroom	12' 0	13' 11	Hardwood	Patio door to balcony, full ensuite, walk in closet
U	Ensuite	5' 1	5' 6	Ceramic	4 piece, updated in 2008
U	Bedroom (2)	9' 5	13' 0	Hardwood	
U	Bedroom (3)	9' 6	11' 9	Hardwood	
U	4 pc Bathroom	7' 0	8' 0	Ceramic	Updated in 2008
L	Rec Room	12' 10	20' 7	Carpet	Wired for surround sound
L	Storage Room	135	223	Concrete	
L	Utility Room	11' 2	27' 2	Concrete	



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Kick Back In Style

MLS #: 09604596

Status: Active

Price: \$429,200

Address: 1763 Sunnyside Rd	Municipality: Kingston	HRV System: No
Legal: See Notes	Subdivision:	Air Conditioning: Yes
Owner: Anthony & Pamela Weeks	MLS Area: 44	Central Vac: No
Occupant: Owner	County: Frontenac	TV Tower: No
Lot Size: 456.17 ft x 5 Acres	Postal Code: K7L 4V4	Exterior: Brick & Siding
Type: Side Split	Poss: TBA	Floors: Hardwood, Ceramic & Carpet
Zoning: Res	Side of Road: West	Basement: Partially Finished
Sq Ft:	House Age: 29	Foundation: Block
Taxes: \$3300.10	Condo Fee: n/a	Basement Exit: No
Year: 2009	Fee Includes: n/a	Water Softener: No
Waterfront: No	Heating Cost:	Water Treat Equip: Yes
In Law Suite: No	Heat: Forced Air, Combination	UV Light: Yes
Storage Shed: No	Fuel: Oil, Wood	Water Source: Drilled Well
Yard Fenced: No	Oil Tank Date: 5 yrs old	Well GPM: 7
# of Rooms:	# Amps: 200	Sewage: Septic
Bedrooms: 3	Roof: Asphalt	Tile Bed Age:
Below:	Circuit Breakers: Yes	Pool Type: n/a
Bathrooms: 2	Hot Water Tank Rental: No	Garage/Parking: Attached 2 Car Garage
Half Bath: 1	Hot Water Tank Fuel: Electric	Driveway Width: Single
High Efficient: Yes		Driveway Surface: Paved
Ensuite: Yes		
Chattels: Built in dishwasher & microwave		

MLS Remarks:

Not even five minutes to the 401, this is true country living in the city! On over five acres of land and set in a treed setting with a stream, this 3 bedroom, 3 bath side split home was completely renovated top to bottom, in 2008, with updated windows, doors, garage doors, c/air and more. The baths, and kitchen were updated with new cabinetry, granite counter top, hardwood, ceramic and travertine floors. There is an efficient wood/oil furnace, a fabulous fire-place in the formal living room and a fabulous new deck with pergola. Wow!

Notes: Legal Description: Part Lot 22 Conc 4 Part 1 13R3409



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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