

Country Bargain



17 Berry Rd.

\$162,200

Original price: \$162,200

MLS area: 02

MLS#: 10605688

BG#: 17b

Features

- * Spacious principal rooms
- * Big country kitchen with gas fireplace
- * Large main floor family room
- * Den with sliding doors to patio
- * One level living—slab
- * Steel roof
- * 1521 sq ft—2 bedrooms could be 3
- * Landscaped with waterfall

Measurements and Room Information

17 Berry

Level	Room	Length	Width	Flooring	Comments
m	Living Room	14'3	15'1	Strip Hwd	
m	Dining Room	15'0	10'8	Strip Hwd	
m	Kitchen	11'4	11'0	laminate	
m	Kitchen Eating Area	10'0	11'0	laminate	
m	Front Foyer				
m	Family Room	19'6	11'8	laminate	
m	Den	12'0	6'5	laminate	
m	Master Bedroom	20'4	10'6	laminate	
m	Bedroom (2)	12'0	10'0'	laminate	Closet has 2 pc bath rough in
m	4 pc Bath	9'7	5'0	ceramic	
m	Utility	13'4	5'6		
	Portable Garage	16'0	11'0		6 ft high



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PRIDE OF OWNERSHIP	
Price: \$162,200	MLS® #: 10605688
Status: Pending Approval	Sale Type:
Property For: Sale	Occupancy: Owner
	Waterfront: No
Address: 17 BERRY RD	
City: LEEDS & THE 1000 ISLANDS, LEEDS, K7G 2V3	
Legal Descr.: PT LOT 8 CON 5 LEEDSPT 1 28R1382 EXCEPT PT 1 28R5994; LEEDS/THOUSAND ISLANDS	
District: 02 - Leeds & The 1000 Islands	Age (Yrs):
Zoning: RES	Approx SqFt: 1500
Taxes: 1088	Lot Size: 132 X 350
Tax Year: 2010	Acreage: 1
	Side of Road: South
List.Date: 23-JUL-2010	Possession: TBA

Directions Hwy 32 north of 401, 10.7K right onto Berry Rd. Home on Right

Bedrooms: 2+0	Exterior: Vinyl	Fireplace Type: Propane
Bathrooms: 1 \ 0	Roof: Metal	# of Fireplaces: 1
Amperage: 200	Foundation: None	Exterior Features: Landscaped
Access: Municipal Road	Basement: None	Services Avail: Hydro, Telephone
Type: Single Family	Bsmnt Features: Not Applicable	Pool:
Style: 1 Storey, Detached	Heating: Forced Air, Furnace	Flooring: Ceramic, Hardwood, Laminate, Lino / Vinyl
Property Size: 1.0 -2.99 Acres	Fuel - Heating: Propane	Site Features:
Building Age: 11-25	Water Supply: Well - Drilled	Doc's Available: S.P.I.S, Land Survey
Construction: Frame	Sewer Type: Septic Installed	
Garage: None	Rentals: None	
Garage Features: Not Applicable	Hot Water Heating: electric	
Driveway/Parking: Double Wide	Indoor Features: Built-In Dishwasher	
# Parking Spaces:	Energy Code:	

Waterfront Name:	Shoreline:	Waterfront Features:
Water Frontage:		

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

Chattels Included Propane Fireplace, Dishwasher, Fans, Water softner
Fixtures Excluded n/a
Public Remarks Bargain finders will be delighted to live just 11 km from the 401, yet situated on an acre of land; this 1500 sq ft slab on grade home feels very spacious. The current owners have incorporated 2 bedrooms to make a large master bedroom and the guest bedroom has a R/I 2 pc bath. All the rooms are large including the big country kitchen with patio doors to the rear yard and it features a gas fireplace to add to the ambience. With a metal roof, this home has been well maintained and deserves your attention
Internal Remarks Please arrange for showings day before, thanks

Floor	Room	Size	Floor	Room	Size
MLEVL	LIVIN	14'3 X 15'1	MLEVL	LAUND	13'4 X 5'6
MLEVL	DINRM	15'0 X 10'8	MLEVL	MBED	20'4 X 10'6
MLEVL	KITCH	21'4 X 11'0	MLEVL	BEDRM	12'0 X 11'0
MLEVL	FAMRM	19'6 X 11'8	MLEVL	BATH4	9'7 X 5'0
MLEVL	DEN	12'0 X 6'5			

Seller Name: CARL JACKSON	Home Tel.:	Bus.Tel.:
Seller Name: IRENE JACKSON	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: **2.0**

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Disclosure

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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.

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Have A Nice Day !



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