

Thousand Islands



184 Ivy Lea

\$299,200

Original price: \$299,200

MLS area: 602

MLS#: 03604248

LIST#: 184i

Features

- * Stunning Elevated Waterview
- * Kitchen Has Corian Counter Tops & An Island
- * Ceramic Floor & Hardwood
- * Rose Granite Fireplace
- * Woodstove In Kitchen
- * Cherry Cabinetry
- * Jacuzzi, Separate Shower, Bidet
- * Vinyl Windows
- * Western Red Cedar Vaulted Ceilings
- * Paved Drive, Wrap Around Porch
- * Wrap Around Deck Overlooking Water
- * Above Grade 1 Bedroom Apt (\$700.00)

Lots of "WOW" Factor!



Front



Rear East End



Rear West End

Great Room



Island, Built In Fridge, Corian Counter



Kitchen



Laundry



5 pc Ensuite

Western Red Cedar Vaulted Ceilings



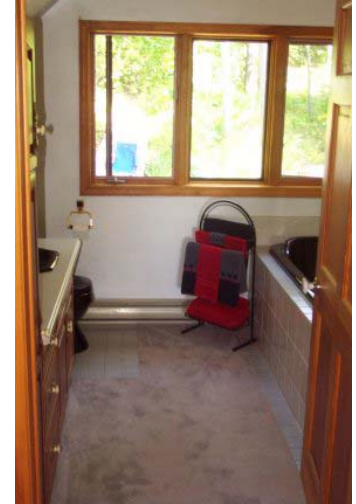
Upper Hall



View From Upper Hall



Upper Hall Den Area



Upper Bath



Upper Two Bedrooms



Suite



Living Room



Kitchen



Bath

Measurements and Room Information

Level	Room	Length	Width	Flooring	Comments
M	Living Room	19'0	14'0	Bruce HWD	Deck overlooking the water, 2 storey fireplace (rose granite)
M	Dining Room	21'0	10'	Bruce HWD	Patio to the deck
M	Kitchen	15'1	13'	ceramic	Corian counter , island, built in frig, suspended ceiling, woodstove
	Family Room				
M	Laundry Room	7'3	8'0	ceramic	
2nd	Den	19'5	10'0	carpet	Office at the top of the stairs
	Front Foyer				
	Sun Room				
M	Master Bedroom	13'7	9'9	carpet	Double closets
M	Ensuite 5 Pc	9'6	10'2	carpet	Sep shower, aerator tub, cherry cabinetry, a Bidet
2nd	Bedroom (2)	14'2	9'0	carpet	Free standing closet, under eaves storage
2nd	Bedroom (3)	14'5	10'0	carpet	
	Bedroom (4)				
2nd	Main Bathroom 5 Pc	9'0	10'0	Carpet/tile	Jacuzzi, 2 sinks (one pedestal), bidet, low profile toilet
	Rec Room				
L	Apt Living room	22'6	13'3	carpet	Water view
L	3 pc Bathroom	7'4	3'8	tile	Shower
L	Kitchen	9'3	10'4	tile	View of water. Fridge & stove
L	Bedroom	10'	9'3	carpet	No closet, vinyl windows



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In Law Suite

RE-MLS 03604248

Status ACTIVE

Price \$299,200

Address: 184 Ivy Lea
Postal Code: K0E 1L0
Legal: Pt Lt 19 Conc 1
District: Ivy Lea
Side of Road: North Pplan:
Sellers Info Statement: Yes
Owner : Leon Mason
Lot: 19.5x2.5 acres
Taxes : \$2607.00 / 2002
Type: 2 Storey Sq Ft.
Age: 13 yrs
Occ.: By owner
Water: Drilled
Sewer: n/a Elec:400 # Bedrooms: 4
Exterior: Cedar Poss.: TBA # Baths: 3
Heat: Base Board Electric Fuel: Ensuite:
Flrs.: Carpet, tile & ceramic Parking: Yes - paved
Basement:

Remarks: Tucked away in prestigious Ivy Lea Village with one of the finest water views, this BC cedar, three Bedroom, 2 bath home is set to capture the panorama of the islands. Adorning the LR is a rose granite, vaulted fireplace. A full complement of amenities make this a rare and exceptional home. Bring your in-law for the 1 bedroom apartment.

Chattels:

Directions: In the village of Ivy Lea

Rental Equipment:

Exclusions:

Uffi: NO

WWW.viewourlistings.com

CSO: 2.5%



Fabulous!!



Listing Agents: Patti Gray, Broker, 541-9778 / Bob Bankosky, Broker 541-9850

REALTY EXECUTIVES SOUTHEASTERN ONTARIO 1040 Gardiners Rd. Kingston, Ont. K7P-1R7
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Disclosure

This Listing is a result of a contract between REALTY EXECUTIVES Southeastern Ontario and the Seller, no liability for errors of any kind is assumed.

A Seller's property information statement (formerly VIFS) is available and is part of this brochure, Buyer's are advised to read this statement carefully and make their own enquiries prior to a firm agreement of Agreement of Purchase and Sale .

Buyer's are advised to verify all features, and details of the property before waiving conditions.

Buyer's are advised to have an independent inspection completed and to draw their own conclusions prior to a firm Agreement of Purchase and Sale.

Buyer's are advised to have an independent analysis of the water supply and satisfy themselves as to quantity, quality and related equipment prior to a firm Agreement of Purchase and Sale.

Buyer's are advised to have an independent inspection of the sewage disposal system and satisfy themselves as to the operation prior to a firm Agreement of Purchase and Sale.

All measurements are approximate and should be verified by the Buyer.

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

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Have A Nice Day !



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