

Priced To Sell



19 Huff Ave

\$179,900

Amherstview

Original price: \$179,900

MLS area: 54

MLS#:08607072

BG#: 19h

Features

- * Quiet Location
- * Shingles August 2008
- * 3 Bedrooms
- * Bow Window in Living Room
- * Parquet Flooring in Bedrooms
- * Concrete Patio off Kitchen
- * Finished Rec Room with Bar
- * Furnace & C/Air 2003
- * Fully Fenced Yard, Storage Shed
- * Interior Needs Updating

Living Room & Dining Room



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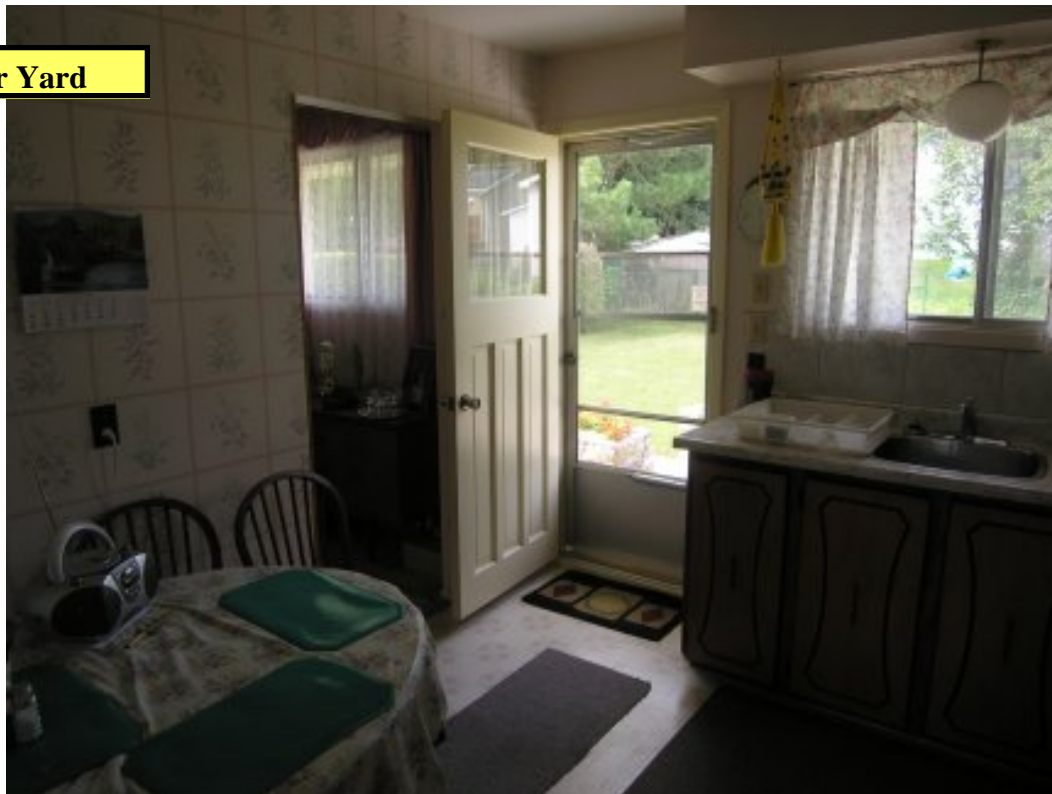


1040 Gardiners Rd. Kingston, Ont. K7P-1R7
613-634-7653 fax 613-634-6199
E-Mail: patti@pattigray.com
Web: www.pattigray.com

Eat In Kitchen



Door to Rear Yard

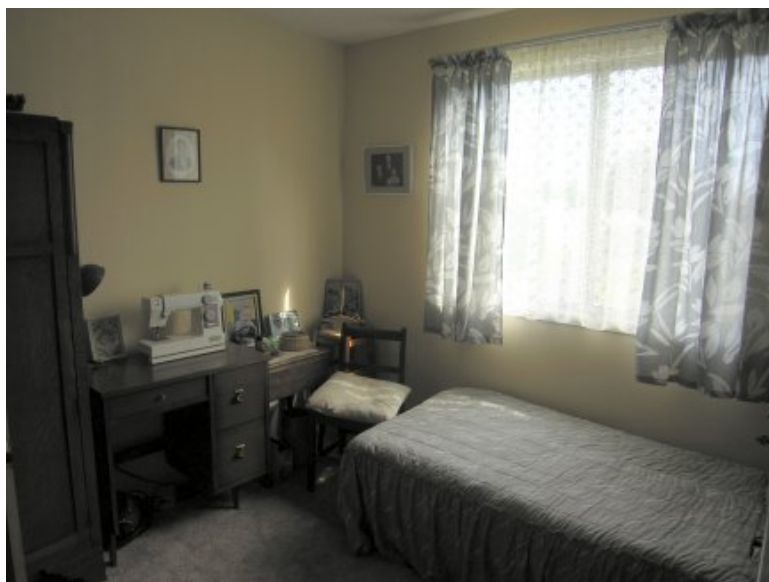


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3 Bedrooms



4 Piece Bathroom



Rec Room with Bar



Laundry Area



Utilities



Fully Fenced Yard



Concrete Patio



Self Sufficient Community

MLS #: 08607072

Status: Active

Price: \$179,900

Address: 19 Huff Ave	Municipality: Amherstview	HRV System: No
Legal: Plan 843 Lot 656	Subdivision:	Air Conditioning: Yes
Owner: Bryan Best (POA)	MLS Area: 54	Central Vac: No
Occupant: Owner	County: Lennox & Addington South	TV Tower: No
Lot Size: 66 ft x 100 ft	Postal Code: K7N 2A1	Exterior: Brick/Siding
Type: Side Split Zoning: Res	Poss: TBA	Floors: Carpet & Vinyl
Sq Ft:	Side of Road: North	Basement: Full/Part Finished
Taxes: 2009.62 Year: 2008	House Age:	Foundation: Block
Waterfront: No	Condo Fee: n/a	Basement Exit: No
In Law Suite: No	Fee Includes: n/a	Water Softner: No
Storage Shed: Yes Yard Fenced: Yes	Heating Cost: \$1343/Past Yr	Water Treat Equip: No
# of Rooms:	Heat: Forced Air	UV Light: n/a
Bedrooms: 3	Fuel: Gas	Water Source: Municipal
Bathrooms: 1	Oil Tank Date: n/a	Well GPM: n/a
High Efficient: Yes	# Amps: 100	Sewage: Municipal
Ensuite: No	Roof: Asphalt	Tile Bed Age: n/a
Chattels:	Circuit Breakers: No	Pool Type: n/a
	Hot Water Tank Rental: Yes	Garage/Parking: No Garage
	Hot Water Tank Fuel: Gas	Driveway Width: Single
		Driveway Surface: Paved

Exclusions:

Rental Equipment: HWT

Directions: Amherst Dr, Left on Manitou, Right on Littlefield, Right on Huff. House is on the right hand side.

MLS Remarks:

Priced to sell on a very quiet street in Amherstview, this 3 bedroom side split features generous principal rooms, a finished pub style rec room and has updated furnace and central air in 2003 plus the shingles were done in Aug 2008. Come make this house your home with your decorating ideas.

Notes: Shingles Aug 2008, hot water tank Oct 2006, furnace and central air in June 2003.



Make Your Offer!



Listing Broker: Patti Gray, Broker / Administration Bob Bankosky, Broker of Record

Brokerage: Realty Executives Southeastern Ontario 1040 Gardiners Rd. Kingston ON K7P 1P7
Phone: (613) 634-7653 Fax: (613) 634-6199 Email: patti@pattigray.com Website: .www.pattigray.com

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 !



Brokerage: REALTY EXECUTIVES SOUTHEASTERN ONTARIO
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