

# A Location, Condition, Price!!!



**1 Mowat Unit 305**

**\$165,200.**

MLS area: 18

MLS#: 10604450

BG#: 1m305

Original price: \$165,200

## Features

- \* Desirable Waterfront Building
- \* Large Open Concept
- \* Ready For Quick Closing
- \* Condo Fees Include Heating, H & C Water
- \* Appliances Included
- \* 40 Ft. Balcony
- \* Close To Bus Route
- \* In ground Pool, Party Room, Guest Suite
- \* Waterfront Walking Trails
- \* In Unit Storage
- \* Portsmouth Village Vistas
- \* Next To Olympic Harbour

Realty Executives Southeastern Ontario Brokerage 1040 Gardiners Rd. Kingston, ON K7P-1R7  
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Price: <b>\$165,200</b>	MLS® #: <b>10604450</b>
Status: <b>Active</b>	Sale Type:
Property For: <b>Sale</b>	Occupancy: <b>Vacant</b>
	Waterfront: <b>Yes</b>
Address: <b>1 MOWAT AVE # 305</b>	
City: <b>KINGSTON, FRONTENACE, K7M 1J8</b>	
Legal Descr.: <b>UNIT 5,FRONTENAC CONDOMINIUM PLAN NO.13; PARTS LTS 13 &amp; 14, PL54 PART 1, 13R4951 MORE FULLY DESCRIBED IN SCHEDULE `A` OF</b>	
District: <b>18 - City Central West</b>	Age (Yrs):
Zoning: <b>RES</b>	Approx SqFt:
Taxes: <b>2108</b>	Lot Size: <b>1</b>
Tax Year: <b>2010</b>	Acreage:
	Side of Road:
List.Date: <b>04-JUN-2010</b>	Possession: <b>IMMEDIATE</b>

**Directions**

Bedrooms: <b>1+0</b>	Exterior: <b>Brick</b>	Fireplace Type:
Bathrooms: <b>1 \ 0</b>	Roof: <b>Tar &amp; Gravel</b>	# of Fireplaces:
Amperage:	Foundation: <b>Concrete / Poured</b>	Exterior Features: <b>Wheelchair Access, Balcony, Landscaped, Patio</b>
Access: <b>Municipal Road</b>	Basement: <b>None</b>	Services Avail: <b>Bus Service, Cable TV, Garb Pick-Up, Gas (Natural), Hydro, Street Lights, Telephone, High Speed Internet</b>
Type: <b>Condo</b>	Bsmnt Features: <b>Not Applicable</b>	Pool: <b>Inground</b>
Style: <b>2 Storey +, Apartment</b>	Heating: <b>Hot Water, Boiler</b>	Flooring: <b>Carpet, Lino / Vinyl</b>
Property Size: <b>Under 0.5 Acres</b>	Fuel - Heating: <b>Gas (Natural)</b>	Site Features: <b>Marina, Greenbelt, Landscaped, Water Access, Water Front</b>
Building Age: <b>26-50</b>	Water Supply: <b>Municipal</b>	Doc's Available: <b>S.P.I.S</b>
Construction:	Sewer Type: <b>Municipal</b>	
Garage: <b>None</b>	Rentals: <b>None</b>	
Garage Features: <b>Not Applicable</b>	Hot Water Heating: <b>Gas (Natural)</b>	
Driveway/Parking: <b>Paved, Additional Available, Outdoor</b>	Indoor Features:	
# Parking Spaces: <b>1</b>	Energy Code:	

Waterfront Name:	Shoreline:	Waterfront Features:
Water Frontage:		

Property Manager:	Condo Fees Incl.: <b>Exterior Maintenance, Heat, Parking, Snow Removal, Water/Sewer, Yard Maintenance, Comm Elem</b>	Storage: <b>In-Unit</b>
Phone:	Common Elements: <b>Balcony, Elevators, Guest Suite, Laundry, Party Room, Patio, Pool - Outdoor</b>	WaterView: <b>YES</b>
Condo Fees: <b>395.20</b>		Pets: <b>YES</b>

**Chattels Included** appliances  
**Fixtures Excluded**  
**Public Remarks** There is nothing comparable in size of this one bedroom condo unit in a sought after, desirable Portsmouth Village waterfront building. On the city side, this unit has one of the largest balconies in any Kingston condo building. The principal rooms are large and the bedroom spacious. If you are thinking a one bedroom condo is doable, call for your appt today  
**Internal Remarks**

Floor	Room	Size	Floor	Room	Size
MLEVL	LIVIN	18'8 X 13'5	MLEVL	MBED	13'3 X 12'9
MLEVL	DINRM	8'2 X 10'0	MLEVL	BATH4	8'5 X 5'0
MLEVL	KITCH	9'10 X 8'0	MLEVL	OTHER	7'6 X 4'2 (STORAGE)

Seller Name: <b>PAM NELSON</b>	Home Tel.:	Bus.Tel.:
Listing Office: <b>REALTY EXECUTIVE SOUTHEASTERN ONTARIO, BROKERAGE - K148 613 634-7653</b>	Listing Agent: <b>PATTI GRAY 613-634-7653</b>	<b>patti@pattigray.com</b>
	<b>Website: http://www.pattigray.com</b>	

CSO: **2.0**

The information contained on this listing form is from sources believed to be reliable. However, it may be incorrect. This information should not be relied upon by a buyer without personal verification. The brokers and agents and members of the Kingston and Area Real Estate Association. assumes no responsibility for its accuracy. (4-JUN-2010 10:59 EDT)

# 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](http://www.pattigray.com)

*Have A Nice Day !*



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