

Calling All Seniors



1 Mowat Ave # 307

\$ 215,200.

Original price: \$215,200.

MLS area: 18

MLS#: 11602979

BG#: 1m307

Features

- * Parquet Flooring
- * White Kitchen Cabinetry
- * Ceramic In Kitchen & Bath
- * Updated Windows In Fall 2010
- * Spacious Principal Rooms
- * Pantry
- * Efficient Hot Water Heating
- * 15 Ft. Balcony
- * In Unit Storage
- * Building Features In ground Pool, Guest Suite, Common Room
- * Stroll Along The Waterfront



| | |
|--|---------------------------|
| Price: \$215,200 | MLS® #: 11602979 |
| Status: Active | Sale Type: |
| Property For: Sale | Occupancy: Owner |
| | Waterfront: No |
| Address: 1 MOWAT AVE # 307 | |
| City: KINGSTON, FRONTENAC, K7M 1J8 | |
| Legal Descr.: UNIT 7 LEVEL 3, FRONTENAC CONDOMINIUM PLAN NO 13; PT LTS 13,14, PL 54, PART 1 13R4951,SCHEDULE `A` FR360605 | |
| District: 18 - City Central West | Age (Yrs): |
| Zoning: RES | Approx SqFt: |
| Taxes: 2394 | Lot Size: N /A |
| Tax Year: 2010 | Acreage: |
| | Side of Road: East |
| List.Date: 21-APR-2011 | Possession: TBA |

Directions South off King St. To End on Left. Visitor parking too right.

| | | |
|---|---|---|
| Bedrooms: 2+0 | Exterior: Brick | Fireplace Type: None |
| Bathrooms: 1 \ 0 | Roof: Tar & Gravel | # of Fireplaces: |
| Amperage: | Foundation: Concrete / Poured | Exterior Features: Fenced - Partial, Landscaped, Patio |
| Access: Municipal Road | Basement: None | Services Avail: Bus Service, Cable TV, Garb Pick-Up, Gas (Natural), Hydro, Street Lights, Telephone, High Speed Internet |
| Type: Condo | Bsmnt Features: Not Applicable | Pool: Inground |
| Style: 2 Storey +, Apartment | Heating: Hot Water, Radiator, Boiler | Flooring: Hardwood, Lino / Vinyl |
| Property Size: | Fuel - Heating: Gas (Natural) | Site Features: Bay / Lake, Cul De Sac, Marina, View, Landscaped, Water Front |
| Building Age: 26-50 | Water Supply: Municipal | Doc's Available: None |
| Construction: | Sewer Type: Municipal | |
| Garage: None | Rentals: None | |
| Garage Features: Not Applicable | Hot Water Heating: On Demand | |
| Driveway/Parking: Paved, Outdoor | Indoor Features: Built-In Dishwasher | |
| # Parking Spaces: | Energy Code: | |

| | | |
|------------------|------------|----------------------|
| Waterfront Name: | Shoreline: | Waterfront Features: |
| Water Frontage: | | |

| | | |
|-------------------------------------|--|-------------------------|
| Property Manager: DAN DEXTER | Condo Fees Incl.: Exterior Maintenance, Heat, Parking, Snow Removal, Water/Sewer, Yard Maintenance, Comm Elem | Storage: In-Unit |
| Phone: | Common Elements: Elevators, Guest Suite, Laundry, Party Room, Pool - Outdoor, Security | WaterView: NO |
| Condo Fees: 492.00 | | Pets: YES |

Chattels Included Fridge, Range, Dishwasher, Ceiling Fan

Fixtures Excluded

Public Remarks Portsmouth Olympic Harbour is the location of this spacious 2 bedroom condo positioned on the city side of the building. The condo building is set on the water's edge with a waterfront walkway for those after dinner strolls. The common elements include a large party room which overlooks the outdoor pool and Lake Ontario. The heating and water costs are included in the condo fees. Purchase this condo and start your new carefree lifestyle today!

Internal Remarks

| Floor | Room | Size | Floor | Room | Size |
|-------|-------|--------------|-------|-------|---------------------|
| MLEVL | LIVIN | 22'0 X 12'0 | MLEVL | BEDRM | 13'2 X 10'4 |
| MLEVL | DINRM | 10'0 X 8'3 | MLEVL | BATH4 | 7'6 X 5'0 |
| MLEVL | KITCH | 9'8 X 8'0 | MLEVL | OTHER | 8'0 X 3'0(STORAGE) |
| MLEVL | MBED | 13'6 X 11'10 | MLEVL | OTHER | 15'8 X 4'8(BALCONY) |

Seller Name: **ALI GHANBAR POUR DIZBONI** Home Tel.: Bus.Tel.:

Listing Office: [REALTY EXECUTIVE SOUTHEASTERN ONTARIO, BROKERAGE - K148 613 634-7653](http://www.pattigray.com) Website: <http://pattigray.com> Listing Agent: **PATTI GRAY 613-634-7653** patti@pattigray.com Website: <http://www.pattigray.com>

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. (21-APR-2011 18:01 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

Have A Nice Day !



Brokerage: REALTY EXECUTIVES SOUTHEASTERN ONTARIO
1040 Gardiners Rd. Kingston, Ont. K7P-1R7
613-634-7653 fax 613-634-6199
E-Mail: patti@pattigray.com