

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

Living Room



**REALTY
EXECUTIVES**



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

Kitchen / Dining Area



Bedrooms



Master



Bedroom Two or Den

Bath



Common Room



Inground Pool



Olympic Harbour In Background



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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** 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 !



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