

# Invest In A Life Style



**1 Place D' Armes #47**

**\$349,200.**

Original price: \$349,200

MLS area:22

MLS#: 10602124

BG#: 1p47

## Features

- \* Downtown City Living
- \* Two Deeded Underground Parking Spots
- \* Stroll to Confederation Basin
- \* Walk To Your Boat Slip
- \* Open Concept
- \* Visit the K-Rock Centre, the Grand Theatre, and the Historic Downtown Core, with its hidden restaurants.

## Measurements and Room Information

Level	Room	Length	Width	Flooring	Comments
3	Front Foyer				
3	Dining Room	12'3	8'3	Parquet	Open To Living and Family Rms
3	Kitchen	12'3	11'6	Cushion	DW
4	Living Room	18'6	12'6	carpet	Open To Dining Room
5	Den / Bedroom	8'8	9'7	carpet	
5	Bedroom	12'6	8'10	parquet	
5	4 pc bath	7'6	5'0	ceramic	
6	Master Bedroom	18'8	12'7	carpet	
7	5 pc Ensuite	12'6	11'0	carpet	Separate rm with water closet 2'8 x 5'4, shower stall, juczuzzi tub,2 sinks. Patio doors to private deck. 12'0 x 8'4 Overlooking Master Bedroom
2	Family Rm	18'6	14'8	carpet	8 ft patio drs to rear court yard 19'0 x 20'0 Fireplace
1	Laundry Rm	12'6	8'0	Cushion	Furnace in this room
1	Storage Rm	12'5	8'7	concrete	
1	2 pc Bath	5'4	2'5	ceramic	
1	Lower Hall/Foyer				Access to garage underground parking
1	Garage				2 dedeed parking spaces

# Downtown Convenience

MLS #: 10602124

Status: Active

Price: \$349,200

Address: 1 Place D' Armes #47	Municipality: Kingston	HRV System:
Legal: FCC # 20 Level 1 Unit 47	Subdivision:	Air Conditioning: yes
Owner: Delva Bethune	MLS Area: 22	Central Vac: yes
Occupant: Owner	County: Fronteanc	TV Tower:
Lot Size: Acres:	Postal Code: K7K 6S2	Exterior: Brick, Board, Alum
Type: Condo	Zoning: Res	Floors: Carpet, ceramic,Parquet
Sq Ft: Below:	Poss: TBA	Basement:
Taxes:\$4,000	Side of Road:	Foundation: concrete
Year: 2009	House	Basement Exit: yes to parking garage
Age: approx	Condo Fee: \$535.88	Water Softener:
Waterfront:	Fee Includes: n/a	Water Treat Equip:
In Law Suite:	Heating Cost:	UV Light:
Storage Shed: Yard Fenced:	Heat: Forced Air	Water Source:
# of Rooms:	Fuel: Electric	Well GPM:
Bedrooms: 3	Below:	Sewage:
Bathrooms: 2	Half Bath: 1	Tile Bed Age:
High Efficient: y	Heat Pump:yes	Pool Type:
Ensuite: 5 pc	# Amps: 150	Garage/Parking: underground 2 spaces
Chattels: Dw. Central Vac	Roof: asphalt	Driveway Width:
Hot	Circuit Breakers: yes	Driveway Surface:
	Water Tank Rental: y	
	Hot Water Tank Fuel: elec	

Exclusions:

Rental Equipment: HWT

Directions:

MLS Remarks: Don't miss this one! Spacious and with an array of amenities to please the most discerning client, this 3 bedroom, downtown townhouse condo features a luxurious master suite with a jacuzzi bathroom mezzanine overlooking the master below, it's own private covered balcony & more. The layout is as practical as it is stylish. Open levels to the dining, living and family rooms make entertaining and everyday living a joy. Two garage parking spaces are deeded. Here is the best of city living!

Notes: Heat Pump Furnace installed January 2009.



**Make Your Offer!**



**Listing Broker: Patti Gray / Broker of Record: Bob Bankosky**

Brokerage: Realty Executives Southeastern Ontario 1040 Gardiners Rd. Kingston ON K7P 1P7  
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# Floor Levels

## Level 7

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Ensuite, With Access To Balcony

## Level 6

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Master Bedroom

## Level 5

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Bedroom / Den 4 Pc Bath

## Level 4

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Living Room

## Level 3

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Entrance Level, Kitchen and Dining Room

## Level 2

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Family Room, Patio Doors To Court Yard

## Level 1

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Garage Parking Level, Laundry,  
Storage room, and 2pc Bath



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# 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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