

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.

Kitchen



Located just off the Front Entrance, Foyer on Level 3



Dining Room

Level 3



The Dining Room is Open To The Living Room (Up) and To The Family Room (Dn)

Living Room

Level 4



Looking Down To Dining Room



Family Room



Looking At Dining Room



Patio Doors to Court Yard

Bedroom Level

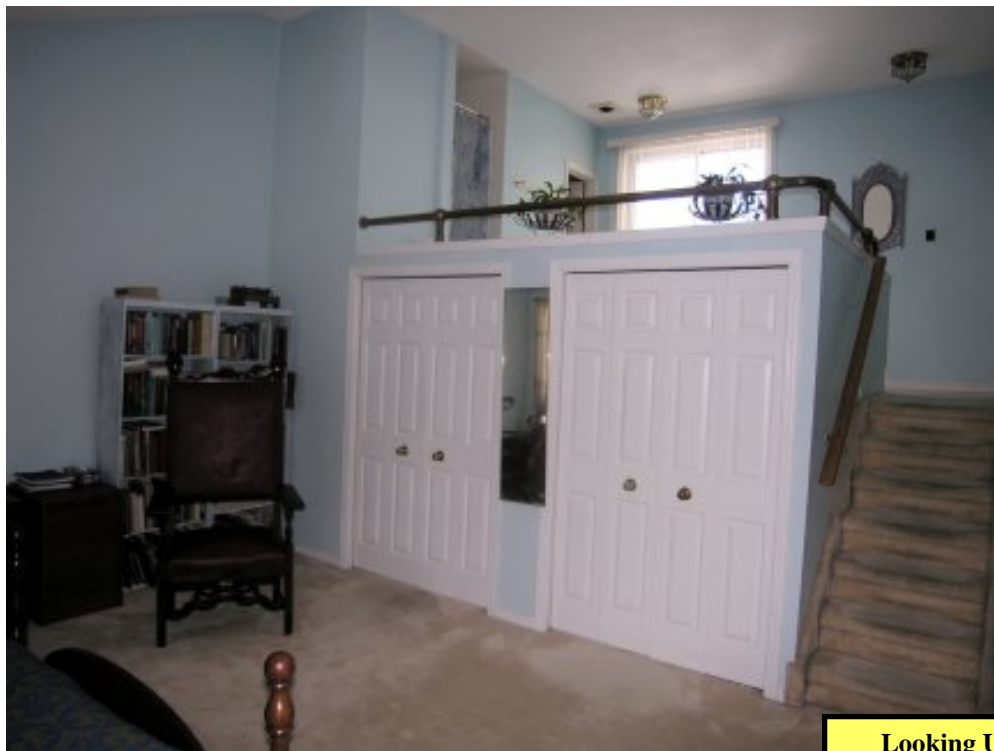


Level 5



Master Bedroom

Level 6



Looking Up To Ensuite

Ensuite Loft



Level 7

Water Closet In Separate Room



View of Master Bedroom From Ensuite

Balcony Off Ensuite



Heat Pump Furnace Installed Jan 2008

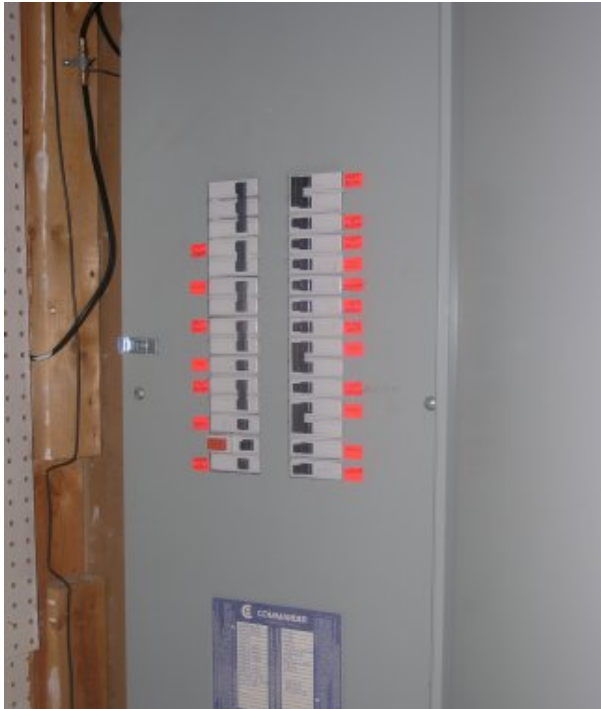


Level 1



Indoor Entrance To Underground Parking

Level 1



150 Amp Service With Breakers

Check Out This Storage Space!



Court Yard



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 Age: approx	Basement Exit: yes to parking garage
Waterfront:	Condo Fee: \$535.88	Water Softener:
In Law Suite:	Fee Includes: n/a	Water Treat Equip:
Storage Shed: Yard Fenced:	Heating Cost:	UV Light:
# of Rooms:	Heat: Forced Air	Water Source:
Bedrooms: 3	Below: Fuel: Electric	Well GPM:
Bathrooms: 2	Half Bath: 1	Sewage:
High Efficient: y	Heat Pump:yes	Tile Bed Age:
Ensuite: 5 pc	# Amps: 150	Pool Type:
Chattels: Dw. Central Vac	Roof: asphalt	Garage/Parking: underground 2 spaces
Hot	Circuit Breakers: yes	Driveway Width:
	Water Tank Rental: y	Driveway Surface:
	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
Phone: (613) 634-7653 Fax: (613) 634-6199 Email: patti@pattigray.com Website: .www.pattigray.com

Floor Levels

Level 7

Ensuite, With Access To Balcony

Level 6

Master Bedroom

Level 5

Bedroom / Den 4 Pc Bath

Level 4

Living Room

Level 3

Entrance Level, Kitchen and Dining Room

Level 2

Family Room, Patio Doors To Court Yard

Level 1

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



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Disclosure

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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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