

Ooh! So Close To Town!



2204 Battersea Rd

\$249,200

MLS area:44

MLS#: 11606011

BG#: 2204b

Original price: \$249,200

Features

- * Clean, neat, move in ready
- * Spacious principal rooms
- * Hardwood and Carpet Floors
- * Rec. Rm. with Gas Fireplace
- * Mature treed lot
- * Paved circular driveway
- * Garage with loft
- * Close to School
- * 2010 Shingles
- * 2010 Furnace

Realty Executives Southeastern Ontario Brokerage 1040 Gardiners Rd. Kingston, ON K7P-1R7
613-634-7653 fax 613-634-6199 E-Mail: patti@pattigray.com Web:www.pattigray.com



Measurements and Room Information

2204 Battersea

Level	Room	Length	Width	Flooring	Comments
M	Living Room	15'4	11'6	carpet	
M	Dining Room	9'7	11'10	carpet	Patio Doors To Deck
M	Kitchen	14'3	9'8	hwd	Door To Deck, Broom Closet
M	Master Bedroom	14'7	9'8	hwd	
M	Bedroom	12'11	9'3	hwd	
M	Bedroom	10'6	9'9	hwd	
M	Bath 4 pc	9'8	5'0	hwd	One Piece Tub/Shower
M	Foyer	5'11	4'0	ceramic	
L	Rec Room, "L" Shape	22'2	11'0	carpet	Angel stone Fireplace & Bar
L	"L"	13'4	9'2	carpet	
L	Bedroom	12'7	10'4	carpet	
L	Laundry	10'9	9'4	concrete	
L	Utility	13'0	8'6	concrete	
	Garage & Loft				
	Deck				



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MINUTES TO DOWNTOWN	
Price: \$249,200	MLS® #: 11606011
Status: Pending Approval	Sale Type:
Property For:	Occupancy: Owner
Waterfront: No	
Address: 2204 BATTERSEA RD	
City: GLENBURNIE, FRONTENAC, K0H 1S0	
Legal Descr.: PT LT 34 CON 5 KINGSTON AS IN FR236974, EXCEPT PT 6, 13R3006 S/T FR104384 AMENDED BY RP1063;KINGSTON	
District: 44 - City North of 401	Age (Yrs):
Zoning: RES	Approx SqFt:
Taxes: 2541	Lot Size: 107 X 160 FEET
Tax Year: 2011	Acreage:
Side of Road: East	
List.Date: 09-AUG-2011	Possession: TBA

Directions Battersea Rd. North of 401 just past Fairmount Home, on east side

Bedrooms: 3+1	Exterior: Brick/Siding	Fireplace Type: Gas (Natural)
Bathrooms: 1 \ 0	Roof: Shingles - Asphalt	# of Fireplaces: 1
Amperage: 100	Foundation: Block	Exterior Features: Deck, Landscaped
Access: Municipal Road	Basement:	Services Avail: Garb Pick-Up, Gas (Natural), Hydro, Telephone, High Speed Internet
Type: Single Family	Bsmnt Features: Partly Finished	Pool:
Style: Elevated 1 Storey, Detached	Heating: Forced Air, Furnace, Energy Efficient	Flooring: Carpet, Ceramic, Hardwood
Property Size: 0.5 -0.99 Acres	Fuel - Heating: Gas (Natural)	Site Features: Open Space
Building Age: 26-50	Water Supply: Well - Drilled	Doc's Available: S.P.I.S
Construction:	Sewer Type: Septic Installed	
Garage: Detached	Rentals: None	
Garage Features: Single	Hot Water Heating: Gas (Natural)	
Driveway/Parking: Single Wide, Paved	Indoor Features: Hardwood Floors	
# Parking Spaces:	Energy Code:	

Waterfront Name:	Shoreline:	Waterfront Features:
Water Frontage:		

Property Manager:	Condo Fees Incl.:	Storage:
Phone:	Common Elements:	WaterView:
Condo Fees:		Pets:

Chattels Included
Fixtures Excluded

Public Remarks Lovingly cared for, this three bedroom elevated bungalow is located just five minutes to the 401, and could be yours. With very recent updates such as the gas furnace and shingles and in move in condition, just make your offer and this well cared for home could be yours. The lower level rec rm features an angel stone fireplace and bar. With no rear yard neighbours, this mature setting is lovely, as is the easy access circular drive and garage with loft.

Internal Remarks Please Arrange For Showings Preceding Day.

Floor	Room	Size	Floor	Room	Size
MLEVL	LIVIN	15'4 X 11'6	MLEVL	OTHER	5'11 X 4'0 (FOYER)
MLEVL	DINRM	9'7 X 11'10	LLEVL	RECRM	22'2 X 11'0
MLEVL	KITCH	14'3 X 9'8	LLEVL	RECRM	13'4 X 9'2 (REC`L')
MLEVL	MBED	14'7 X 9'8	LLEVL	BEDRM	12'7 X 10'4
MLEVL	BEDRM	12'11 X 9'3	LLEVL	LAUND	10'9 X 9'4
MLEVL	BEDRM	10'6 X 9'9	LLEVL	OTHER	13'0 X 8'6(UTILITY)
MLEVL	BATH4	9'8 X 5'0			

Seller Name: GEORGE CORNELIUS	Home Tel.:	Bus.Tel.:
Seller Name: JANICE CORNELIUS	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
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CSO:

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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
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Have A Nice Day !



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