

# 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



# Living Room



**REALTY  
EXECUTIVES**



1040 Gardiners Rd. Kingston, Ont. K7P-1R7  
613-634-7653 fax 613-634-6199  
E-Mail: [patti@pattigray.com](mailto:patti@pattigray.com)  
Web: [www.pattigray.com](http://www.pattigray.com)

# Dining Room



Patio Doors To Deck



1040 Gardiners Rd. Kingston, Ont. K7P-1R7  
613-634-7653 fax 613-634-6199  
E-Mail: [patti@pattigray.com](mailto:patti@pattigray.com)  
Web: [www.pattigray.com](http://www.pattigray.com)

# Kitchen



# Master Bedroom



**REALTY  
EXECUTIVES**

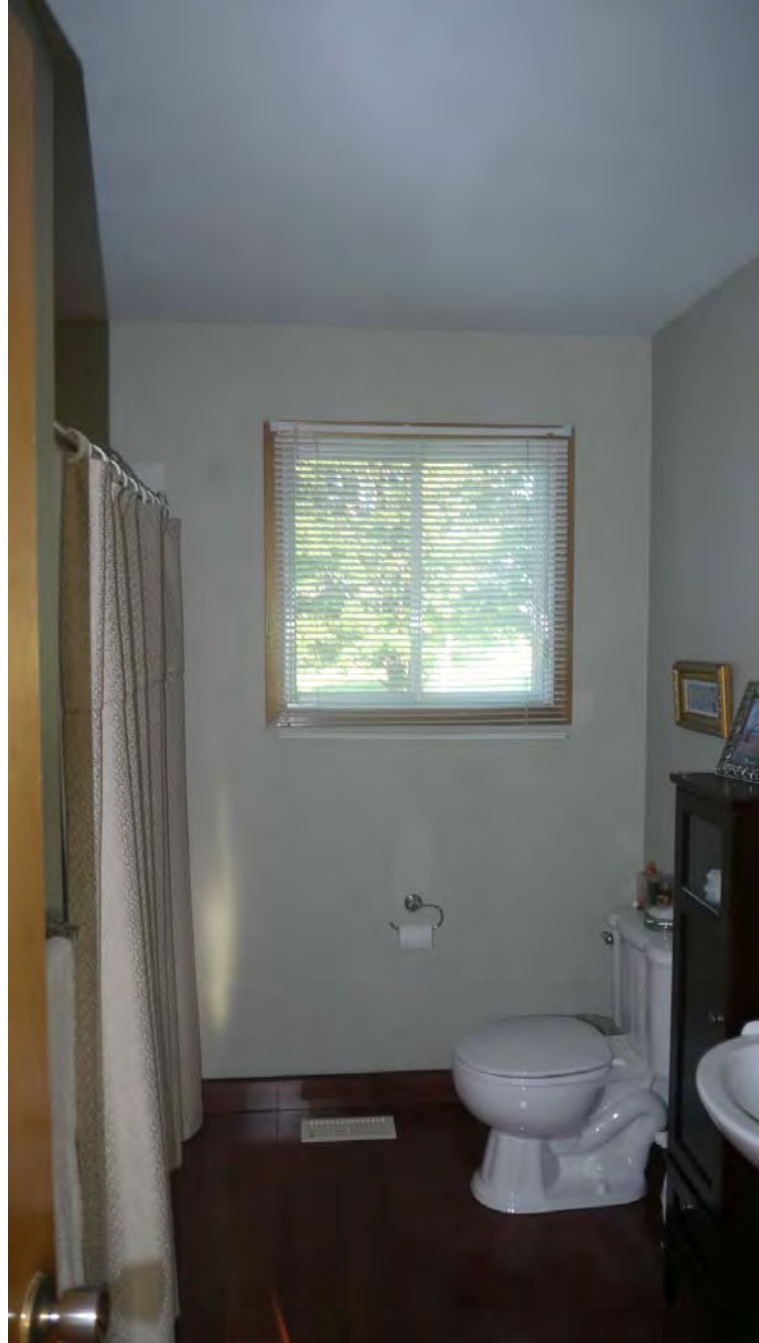


1040 Gardiners Rd. Kingston, Ont. K7P-1R7  
613-634-7653 fax 613-634-6199  
E-Mail: [patti@pattigray.com](mailto:patti@pattigray.com)  
Web: [www.pattigray.com](http://www.pattigray.com)

## Bedroom Two & Three



# 4 Pc Bath



# Foyer



Easy Clean Ceramic Floor

**REALTY  
EXECUTIVES**



1040 Gardiners Rd. Kingston, Ont. K7P-1R7  
613-634-7653 fax 613-634-6199  
E-Mail: [patti@pattigray.com](mailto:patti@pattigray.com)  
Web: [www.pattigray.com](http://www.pattigray.com)

# Recreation Room

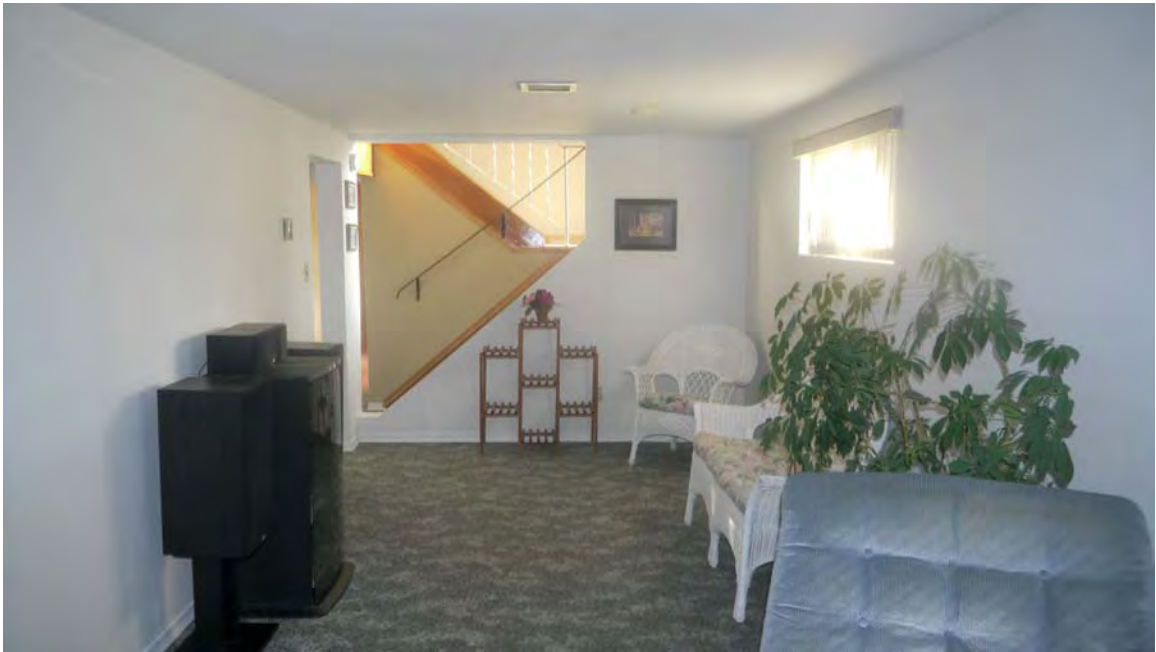


**REALTY  
EXECUTIVES**



1040 Gardiners Rd. Kingston, Ont. K7P-1R7  
613-634-7653 fax 613-634-6199  
E-Mail: [patti@pattigray.com](mailto:patti@pattigray.com)  
Web: [www.pattigray.com](http://www.pattigray.com)

# Recreation Room



**REALTY  
EXECUTIVES**



1040 Gardiners Rd. Kingston, Ont. K7P-1R7  
613-634-7653 fax 613-634-6199  
E-Mail: [patti@pattigray.com](mailto:patti@pattigray.com)  
Web: [www.pattigray.com](http://www.pattigray.com)

# Recreation Room



Gas Fireplace



Bar

# Lower Bedroom or Den



# Laundry Room



**REALTY  
EXECUTIVES**



1040 Gardiners Rd. Kingston, Ont. K7P-1R7  
613-634-7653 fax 613-634-6199  
E-Mail: [patti@pattigray.com](mailto:patti@pattigray.com)  
Web: [www.pattigray.com](http://www.pattigray.com)

# Utilities



# Rear



# View From Rear Yard



1040 Gardiners Rd. Kingston, Ont. K7P-1R7  
613-634-7653 fax 613-634-6199  
E-Mail: [patti@pattigray.com](mailto:patti@pattigray.com)  
Web: [www.pattigray.com](http://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				



1040 Gardiners Rd. Kingston, Ont. K7P-1R7  
 613-634-7653 fax 613-634-6199  
 E-Mail: [patti@pattigray.com](mailto:patti@pattigray.com)  
 Web: [www.pattigray.com](http://www.pattigray.com)



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

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

Bedrooms: <b>3+1</b>	Exterior: <b>Brick/Siding</b>	Fireplace Type: <b>Gas (Natural)</b>
Bathrooms: <b>1 \ 0</b>	Roof: <b>Shingles - Asphalt</b>	# of Fireplaces: <b>1</b>
Amperage: <b>100</b>	Foundation: <b>Block</b>	Exterior Features: <b>Deck, Landscaped</b>
Access: <b>Municipal Road</b>	Basement:	Services Avail: <b>Garb Pick-Up, Gas (Natural), Hydro, Telephone, High Speed Internet</b>
Type: <b>Single Family</b>	Bsmnt Features: <b>Partly Finished</b>	Pool:
Style: <b>Elevated 1 Storey, Detached</b>	Heating: <b>Forced Air, Furnace, Energy Efficient</b>	Flooring: <b>Carpet, Ceramic, Hardwood</b>
Property Size: <b>0.5 -0.99 Acres</b>	Fuel - Heating: <b>Gas (Natural)</b>	Site Features: <b>Open Space</b>
Building Age: <b>26-50</b>	Water Supply: <b>Well - Drilled</b>	Doc's Available: <b>S.P.I.S</b>
Construction:	Sewer Type: <b>Septic Installed</b>	
Garage: <b>Detached</b>	Rentals: <b>None</b>	
Garage Features: <b>Single</b>	Hot Water Heating: <b>Gas (Natural)</b>	
Driveway/Parking: <b>Single Wide, Paved</b>	Indoor Features: <b>Hardwood Floors</b>	
# 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](http://www.pattigray.com) Listing Agent: [PATTI GRAY 613-634-7653 patti@pattigray.com](mailto:patti@pattigray.com)  
 Website: <http://www.pattigray.com>

CSO:

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. (9-AUG-2011 13:37 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](http://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](mailto:patti@pattigray.com)