

# Downtown "Well Appointed" Gem



**\$829,200**

Original price: \$ 829,200

**232 Johnson St.**

MLS#: 10604098

MLS area: 14

BG#: 232j

## Features

- \* Spacious Principal Rooms
- \* Beautiful Hardwood Floors
- \* Original Trim, 9 Ft. Ceilings
- \* Upgraded Custom Kitchen
- \* 5 Bedrooms, 4 Baths
- \* Ensuite Master Bath, Dressing Room
- \* Spacious Family Room With Ceramic Fl
- \* Efficient Oil HWT Heating
- \* Games Room With Limestone Wall
- \* Garage, Courtyard

# Measurements and Room Information

232 Johnson St.

Level	Room	Length	Width	Flooring	Comments
M	Living Room	15'6	14'6	Hwd	Fireplace, 10" Baseboards, 9 ft. ceilings
M	Dining Room	15'0	11'6	Hwd	
M	Kitchen	11'3	10'0	Hwd	Built Ins: Dw, Oven, Range Top.
M	Family Rm	15'0	17'9	Ceramic	Garden Drs. To Patio Area
M	2 pc Bathroom	5'10	3'0	Ceramic	
2	Master Bedroom	15'0	17'9	Carpet	
2	4 pc Ensuite	11'3	7'8	Ceramic	Separate Shower, Claw Tub
2	Dressing / Closet	11'11	8'10	Carpet	
2	Bedroom	11'10	12'6	Hwd	
2	Sitting Rm	9'7	9'7	Hwd	Dr. To 9'6 x 7'0 Deck
2	3pc Bathroom	8'1	7'3	Cushion	
3	Bedroom	13'4	13'7	Hwd	
3	Bedroom / Den	13'6	11'6	Carpet	
L	Games Rm	16'9	13'8	Carpet	Stone Walls. Door to Rear Yard.
L	Laundry Area	9'3	8'0	Cushion	
L	2pc Bath	9'6	4'0	Cushion	
L	Open Area	15'3	10'6	Concrete	
L	Utility Rm				



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THE EPITOME OF CLASSICAL CHARM			
Price:	<b>\$829,200</b>	MLS® #:	<b>10604276</b>
Status:	<b>Active</b>	Sale Type:	<b>Owner</b>
Property For:	<b>Sale</b>	Occupancy:	<b>No</b>
Waterfront:	<b>No</b>		
Address:	<b>232 JOHNSON ST</b>		
City:	<b>KINGSTON, FRONTENAC, K7L 1Y3</b>		
Legal Descr.:	<b>PT LT 13 PL B27 PT 1&amp;2, 13R15504;S/T &amp; T/W FR695604</b>		
District:	<b>14 - City Central East</b>	Age (Yrs):	<b>OL</b>
Zoning:	<b>RES</b>	Approx SqFt:	
Taxes:	<b>6205</b>	Lot Size:	<b>29.23 X 123.95</b>
Tax Year:	<b>2009</b>	Acreage:	
		Side of Road:	<b>South</b>
List.Date:	<b>03-JUN-2010</b>	Possession:	<b>TBA</b>

#### Directions

Bedrooms:	<b>4+0</b>	Exterior:	<b>Brick, Vinyl</b>	Fireplace Type:	<b>Wood</b>
Bathrooms:	<b>2 \ 1</b>	Roof:	<b>Shingles - Asphalt</b>	# of Fireplaces:	<b>1</b>
Amperage:	<b>100</b>	Foundation:	<b>Stone</b>	Exterior Features:	<b>Balcony, Deck, Fenced, Landscaped, Patio</b>
Access:	<b>Municipal Road</b>	Basement:	<b>Full</b>	Services Avail:	<b>Bus Service, Cable TV, Garb Pick-Up, Gas (Natural), Hydro, Street Lights, Telephone, High Speed Internet</b>
Type:	<b>Single Family</b>	Bsmnt Features:	<b>Fully Finished</b>	Pool:	
Style:	<b>2.5 Storey, Detached</b>	Heating:	<b>Hot Water, Radiator, Boiler</b>	Flooring:	<b>Carpet, Ceramic, Hardwood, Lino / Vinyl</b>
Property Size:	<b>Under 0.5 Acres</b>	Fuel - Heating:	<b>Oil</b>	Site Features:	
Building Age:	<b>100+</b>	Water Supply:	<b>Municipal</b>	Doc's Available:	<b>S.P.I.S</b>
Construction:	<b>Frame</b>	Sewer Type:	<b>Municipal</b>		
Garage:	<b>Detached</b>	Rentals:	<b>Water Heater</b>		
Garage Features:	<b>Single</b>	Hot Water Heating:	<b>Electric</b>		
Driveway/Parking:		Indoor Features:	<b>Built-In Appliances, Built-In Dishwasher</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** Dishwasher, Built in range & oven  
**Fixtures Excluded** Hot water tank  
**Public Remarks** This gracious downtown residence is within easy walking distance to Queens, shopping, the harbour, and the hospitals. Picture perfect with beautiful perennial gardens, this all brick 2 ½ storey home features spacious principal rooms, custom kitchen, a gorgeous family room with views of the treed interlocking brick courtyard. With five spacious bedrooms, 4 baths including a master ensuite, this home has been lovingly cared for by its current owners. The elegant interior emanates style and sophistication!  
**Internal Remarks** Please arrange for showing preceding day. Thank you.

Floor	Room	Size	Floor	Room	Size
MLEVL	LIVIN	15`6 X 14`6	MLEVL	OTHER	9`7 X 9`7 (SITTING)
MLEVL	DINRM	15`0 X 11`6	ULEVL	BATH3	8`1 X 7`3
MLEVL	FAMRM	15`0 X 17`9	ULEVL	BEDRM	13`4 X 13`7 (3RD
MLEVL	KITCH	11`3 X 10`0	ULEVL	BEDRM	13`6 X 11`6 (3RD
MLEVL	BATH2	5`10 X 3`0	LLEVL	RECRM	16`9 X 13`8
ULEVL	MBED	15`0 X 17`9	LLEVL	LAUND	9`3 X 8`0
ULEVL	EBTH4	11`3 X 7`8	LLEVL	BATH2	9`6 X 4`0
ULEVL	OTHER	11`11 X 8`10 (DRESSI	LLEVL	OTHER	15`3 X 10`6
ULEVL	BEDRM	11`10X 12`6			

Seller Name:	<b>KENNETH LECLAIR</b>	Home Tel.:	Bus.Tel.:
Seller Name:	<b>JANICE MINIFIE-LECLAIR</b>	Home Tel.:	Bus.Tel.:

Listing Office:	<a href="http://www.pattigray.com">REALTY EXECUTIVE SOUTHEASTERN ONTARIO, BROKERAGE - K148 613 634-7653</a> Website: <a href="http://pattigray.com">http://pattigray.com</a>	Listing Agent:	<b>PATTI GRAY 613-634-7653</b> <a href="mailto:patti@pattigray.com">patti@pattigray.com</a> Website: <a href="http://www.pattigray.com">http://www.pattigray.com</a>
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CSO: **2.0**

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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.**

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*Have A Nice Day !*



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