

Country Setting - Not Hard On Gas



2379 Burbrook Rd

\$239,200

Original price: \$239,200

MLS area: 44

MLS#: 08605763

BG#: 2379b

Features

- * 4 Year Old Great Room Addition
- * Updated Kitchen Cabinetry
- * Dishwasher, Central Air, Central Vac
- * 1750 Sq Ft
- * 3 Bedrooms, 3 Bathrooms
- * Updated Electrical & Plumbing
- * Updated Furnace & Tank
- * Main Floor Laundry
- * Double Car Garage
- * Spacious Rec Room/Family Room

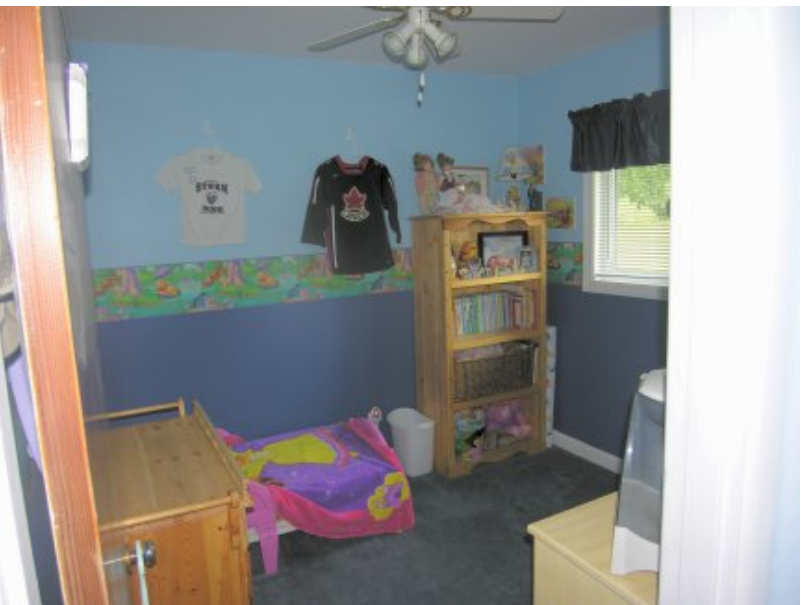
Living Room



Kitchen and Eating Area



3 Bedrooms



Main Floor Laundry



With 2 Piece Bathroom



Main 4 Piece Bathroom

Rec Room



Lower Level - Main Floor Walkout



2 Piece Bathroom

Utilities



Almost An Acre



Country - But 5 Mins To Town

MLS #: 08605763

Status: Active

Price: \$239,200

Address: 2379 Burbrook Rd	Municipality: Kingston	HRV System:
Legal: See Notes	Subdivision:	Air Conditioning: Yes
Owner: John & Melanie Prevost	MLS Area: 44	Central Vac: Yes
Occupant: Owner	County: Frontenac	TV Tower: Yes
Lot Size: 190 ft x 200 ft	Postal Code: K7L 4V4	Exterior: Vinyl Siding
Type: Elevated Bungalow Zoning: Res	Poss: TBA	Floors: Carpet, Hwd, Laminate, Ceramic
Sq Ft: 1750	Side of Road: South	Basement: Fully Finished, Walkout
Taxes: 2453.27 Year: 2008	House Age: Old + 4	Foundation: Block
Waterfront: No	Condo Fee: n/a	Basement Exit: Yes
In Law Suite: No	Fee Includes: n/a	Water Softner:
Storage Shed: Yes	Heating Cost:	Water Treat Equip:
# of Rooms:	Heat: Forced Air	UV Light: Yes
Bedrooms: 3 Below:	Fuel: Oil	Water Source: Drilled Well
Bathrooms: 1 Half Bath: 2	Oil Tank Date:	Well GPM:
High Efficient:	# Amps: 200	Sewage: Septic
Ensuite: No	Roof: Asphalt	Tile Bed Age:
Chattels: dishwasher, c/vac	Circuit Breakers: Yes	Pool Type: n/a
	Hot Water Tank Rental: Yes	Garage/Parking: Attached
	Hot Water Tank Fuel: Oil	Driveway Width: Double
		Driveway Surface: Gravel

Exclusions:

Rental Equipment: HWT

Directions:

MLS Remarks:

Located just 5 mins from the Cat Town Centre, on almost an acre, this elevated, 1750 sq ft, 3 bedroom, 3 bath, country bungalow features a 4 yr old great room addition. Amenities include updated kitchen, electrical panel, plumbing, c/air and updated oil furnace, tank & more. The ground floor entrance, separate from the main house entrance, would be just perfect for a home based business. There is a 2 car garage for toys!

Notes: Legal Description: Part Lot 14, Conc 4, 13R1506 Part 1



Make Your Offer!



Listing Broker: Patti Gray, Broker / Administration Bob Bankosky, Broker of Record

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

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

Have A Nice Day !



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