

# End Unit, Siding On Park



**23 Addington Unit 16**

**\$139,200**

Original price: \$139,200

MLS area:54

MLS#: 11605013

BG#: 23a16

## Features

- \* **3 Bedrooms Up 1 Bedroom Down**
- \* **Two Baths**
- \* **Recreation Room**
- \* **Deck With View of Lake Ontario**
- \* **Close To Schools. Pools, Shopping**
- \* **Sides Onto Park Land**
- \* **End Unit**
- \* **Rear Deck South Facing**

# Rear View



# Views



Park



Lake Ontario





END UNIT, SIDING ON PARK			
Price:	<b>\$139,200</b>	MLS® #:	<b>11605013</b>
Status:	<b>Active</b>	Sale Type:	<b>Tenant</b>
Property For:	<b>Sale</b>	Occupancy:	<b>No</b>
Waterfront:		Waterfront:	<b>No</b>
Address:	<b>23 ADDINGTON CRT # 16</b>		
City:	<b>AMHERSTVIEW, LENNOX &amp; ADDINGTON, K7N 1C6</b>		
Legal Descr.:	<b>UNIT 16, LEVEL 1, LENNOX CONDOMINIUM PLAN NO 2 ERNESTOWN PT LOT 41&amp;42 B F CON, SCHED. A OF DECLARATION NO LA86526 LOYALIST.</b>		
District:	<b>54 - Amherstview</b>	Age (Yrs):	
Zoning:	<b>RES</b>	Approx SqFt:	
Taxes:	<b>1587</b>	Lot Size:	<b>N/A</b>
Tax Year:	<b>2011</b>	Acreege:	
		Side of Road:	
List.Date:	<b>30-JUN-2011</b>	Possession:	<b>TBA</b>

Quick Map 1 2 3 4

All

**Public Remarks** Addington Court is the location of this large 3 bedroom, 1 ½ bath, end unit town home. Close to pools, schools, shopping and Lake Ont, this unit sides onto park land. Excellent location and a great view from the spacious deck, also some Lake Ontario vista. Make your appt to view.

**Directions** From Loyalist Parkway (Bath Rd) turn north onto Fairfield Blvd. turn east onto Loyalist Ave. and east again onto Addington, On Right

Bedrooms:	<b>3+1</b>	Exterior:	<b>Brick/Siding</b>	Fireplace Type:	
Bathrooms:	<b>1 \ 1</b>	Roof:	<b>Shingles - Asphalt</b>	# of Fireplaces:	
Amperage:	<b>100</b>	Foundation:	<b>Block</b>	Exterior Features:	<b>Deck, Landscaped</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>Condo</b>	Bsmnt Features:	<b>Partly Finished</b>	Pool:	
Style:	<b>2 Storey, Townhouse</b>	Heating:	<b>Forced Air, Furnace</b>	Flooring:	
Property Size:		Fuel - Heating:	<b>Gas (Natural)</b>	Site Features:	<b>Park, View, Landscaped</b>
Building Age:	<b>26-50</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>None</b>	Rentals:	<b>Water Heater</b>		
Garage Features:	<b>Not Applicable</b>	Hot Water Heating:	<b>Electric</b>		
Driveway/Parking:	<b>Single Wide</b>	Indoor Features:			
# Parking Spaces:	<b>1</b>	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**

**Internal Remarks** Please ensure 24+ hrs notice for tenant, thanks

Floor	Room	Size	Floor	Room	Size
MLEVEL	LIVIN	20'2 X 15'11	ULEVL	BEDRM	11'0 X 9'2
MLEVEL	KITCH	14'10 X 10'1	ULEVL	BEDRM	10'0 X 8'10
MLEVEL	BATH2	6'9 X 3'0	LLEVEL	RECRM	17'10 X 13'4
ULEVL	MBED	14'9 X 11'7	LLEVEL	BEDRM	11'7 X 8'0

Seller Name:	<b>JANICE DOWNING</b>	Home Tel.:		Bus.Tel.:	
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Listing Office:	<a href="http://www.pattigray.com">REALTY EXECUTIVE SOUTHEASTERN ONTARIO, BROKERAGE - K148</a>	Listing Agent:	<a href="http://www.pattigray.com">PATTI GRAY 613-634-7653</a>	<a href="mailto:patti@pattigray.com">patti@pattigray.com</a>	<a href="http://www.pattigray.com">Website: http://www.pattigray.com</a>
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CSO:	<b>2.0</b>
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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  
[www.pattigray.com](http://www.pattigray.com)

*Have A Nice Day !*



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