Nature's Doorstep

241 Mud Lake Rd.

Backs Onto Conservation Land

$374,200

Original price: $374,200 MLS area: 64 MLS#: 11603646 BG#: 241m

Features

* Hardwood Floors Under Carpet In Principal Rms
* Vermont Castings Fireplace Insert
* Updated Windows
* Birds Eye Maple & Ebony Cabinets Kitchen 2009
* Main Floor Den / Family Room
* Granite Counter Tops In Kitchen
* Patio Doors To Spacious 31 Ft. Deck
* 3 Bedrooms, 1 Full Bath, 2 2Pc Baths
* Storage With Outside Entry
* Central Vac, Central Air, Alarm System
* Dock & Storage Barn
* 10 Min To Cataraqui Town Centre

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

421 Mud Lake

Level	Room	Length	Width	Flooring	Comments
M	Living Room	24’5	12’6	Carpet Over hwd	Coved Ceiling, Fireplace Heatilator
M	Dining Room	12’11	9’5	Carpet Over hwd	Coved Ceiling
M	Kitchen	16’3	11’2	Ceramica	Double Oven, Built In Stove Top
M	Family Rm / Den	13’0	11’6	Hwd	Patio Doors To Deck
M	Den Area	12’0	7’7	Vinyl	
M	Bath 2 Pc	8’0	4’9	Ceramica	
2	Master Bedroom	16’10	10’0	Carpet	Fan, Double Closets
2	Ensuite 2 Pc	9’0	2’6	Cushion	
2	Bedroom	12’8	10’6	Carpet	
2	Bedroom	12’4	9’11	Carpet	
2	Bath 4 pc	14’0	7’9	Cushion	
L	Recreation Room	22’10	11’10	Carpet	
L	Sewing Area	11’6	10’2	Carpet	
L	Storage / Utility	42’6	12’0	Concrete	
L	Pump Room	7’5	3’5	Concrete	
L	Storage under garage	28’4	21’8	Concrete	Door To Exterior
L	Wine Room	9’1	3’10	Plywood	
	Garage	28’4	21’8		
	Deck	31’0	8’0		

REALTY EXECUTIVES SOUTHEASTERN ONTARIO

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TRANQUIL COUNTRY SETTING

Price: **$374,200**	MLS® #: **11603646**
Status: **Pending Approval**	Sale Type:
Property For: **Sale**	Occupancy: **Owner**
	Waterfront: **Yes**

Address: **241 MUD LAKE RD**
City: **LOYALIST, LENNOX & ADDINGTON, K0H 2H0**
Legal Descr.: **PT LT 38 CON 4 ERNESTOWN AS IN LA205283; LOYALIST**

District: **64 - Lennox and Addington South**	Age (Yrs):
Zoning: **RES**	Approx SqFt: **2000**
Taxes: **4250**	Lot Size: **333.14 X 458.15 IRR**
Tax Year: **2010**	Acreage: **3.04**
	Side of Road: **North**

List.Date: **11-MAY-2011** Possession: **TBA**

Directions From Hwy 38 West Onto Unity Rd. Which Becomes Mud Lake Rd. From Cty Rd. 6, East Onto Mud Lake Rd.

Bedrooms:	**3+0**	Exterior:	**Brick/Siding**	Fireplace Type:	**Wood**
Bathrooms:	**1 \ 2**	Roof:	**Shingles - Asphalt**	# of Fireplaces:	**1**
Amperage:	**200**	Foundation:	**Block**	Exterior Features:	**Deck, Landscaped, Storage Shed(s), Dock**
Access:	**Municipal Road, W/F Deeded Access**	Basement:	**Full**	Services Avail:	**Garb Pick-Up, Hydro, Telephone, High Speed Internet**
Type:	**Single Family**	Bsmnt Features:	**Partly Finished**	Pool:	
Style:	**2 Storey, Detached**	Heating:	**Forced Air, Furnace**	Flooring:	**Carpet, Ceramic, Hardwood**
Property Size:	**3.0 - 9.99 Acres**	Fuel - Heating:	**Oil**	Site Features:	**Conservation**
Building Age:	**11-25**	Water Supply:	**Well - Shore**	Doc`s Available:	**S.P.I.S, Building Location Survey, Well Record, Septic Documents, WETT Inspection, TSSA Documents**
Construction:	**Frame**	Sewer Type:	**Septic Installed**		
Garage:	**Attached**	Rentals:	**Water Heater**		
Garage Features:	**Double, Inside Entry**	Hot Water Heating:	**Electric**		
Driveway/Parking:	**Double Wide, Paved**	Indoor Features:	**Built-In Appliances, Built-In Dishwasher, Central A/C, Central Vacuum, Walkout Basement, Hardwood Floors**		
# Parking Spaces:		Energy Code:			

Waterfront Name: **MUD LAKE**	Shoreline: **Natural**	Waterfront Features: **Dock**
Water Frontage: **495**		

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

Chattels Included Built in Range, Double Oven, Water Treatment Equipment, Two Garage Door Operators, Central Vac, Central Air, Alarm System, Dishwasher.

Fixtures Excluded Hot Water Tank

Public Remarks Talk about a beautiful setting, this 2 storey, 3 bedroom home sits at the top of a knoll looking out over Mud Lake and the conservation area. Just a short ten minute drive into town, this is convenience. Updated and upgraded with 2004 & 2008 windows to enjoy the sunsets, the kitchen has seen a complete makeover with gorgeous maple and ebony cabinets with built in appliances. There is hardwood under the carpets in the principal rooms. Close at hand is the main floor den and office. Check out the 2+ car garage with storage underneath as well as the storage barn on the property and the dock! Lots to see and enjoy in this well cared for property!

Internal Remarks Please Make showing appointments preceding day, Thanks

Floor	Room	Size	Floor	Room	Size
MLEVL	LIVIN	24`5 X 12`6	ULEVL	BEDRM	12`4 X 9`11
MLEVL	DINRM	12`11 X 9`5	ULEVL	BATH4	14`0 X 7`9
MLEVL	KITCH	16`3 X 11`2	LLEVL	RECRM	22`10 X 11`10
MLEVL	FAMRM	13`0 X 11`6	LLEVL	OTHER	11`6 X 10`2(SEWING
MLEVL	DEN	12`0 X 7`7	LLEVL	OTHER	42`6 X 12`0(UTILITY
MLEVL	BATH2	8`0 X 4`9	LLEVL	OTHER	7`5 X 3`5(PUMP
ULEVL	MBED	16`10 X 10`0	LLEVL	OTHER	28`4 X 21`8(STORAGE
ULEVL	EBTH2	9`0 X 4`9	LLEVL	OTHER	9`1 X 3`10(WINE
ULEVL	BEDRM	12`8 X 10`6			

Seller Name: **GORDON SLY** Home Tel.: Bus.Tel.:
Seller Name: **JULIE SLY** Home Tel.: Bus.Tel.:

Listing Office: **REALTY EXECUTIVE SOUTHEASTERN ONTARIO, BROKERAGE - K148 613 634-7653**
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Listing Agent: **PATTI GRAY 613-634-7653** **patti@pattigray.com**
Website: http://www.pattigray.com

CSO: **2.0**

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. (12-MAY-2011 18:23 EDT)

Disclosure

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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 <u>have signed a contract</u> with that Agent.

This Brochure can be viewed and printed from the web

www.pattigray.com

Have A Nice Day !

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