

# Downtown Kilborn Condo



**244 King St. E Unit # 1**

**\$309,200.**

Original price: \$319,200.

MLS area: 14

MLS#: 10604098

BG#: 244k#1

## Features

- \* Blocks To Princess
- \* 2 Bedrooms
- \* 2 1/2 Baths
- \* Original Stain Glass Transom
- \* 2 Level Condo Unit
- \* Wood Burning Fireplace
- \* In Unit Laundry
- \* Exposed Brick and Limestone Walls
- \* Ensuite 3 pc. Bath
- \* Separate Exit To Rear Parking
- \* Deeded Parking Space
- \* Court Yard





Price: <b>\$309,200</b>	MLS® #: <b>10604098</b>
Status: <b>Active</b>	Sale Type:
Property For: <b>Sale</b>	Occupancy: <b>Vacant</b>
	Waterfront: <b>No</b>
Address: <b>244 KING E. ST</b>	
City: <b>KINGSTON, FRONTENAC, K7L 3A9</b>	
Legal Descr.: <b>LEVEL 1 UNIT 1 FCC #19</b>	
District: <b>14 - City Central East</b>	Age (Yrs): <b>OL</b>
Zoning: <b>RES</b>	Approx SqFt:
Taxes: <b>3527</b>	Lot Size: <b>1</b>
Tax Year: <b>2009</b>	Acreage:
	Side of Road: <b>West</b>
List.Date: <b>27-MAY-2010</b>	Possession: <b>IMMEDIATE</b>

**Directions** At King and William

Bedrooms: <b>2+0</b>	Exterior: <b>Brick</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:
Access:	Basement: <b>None</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>Not Applicable</b>	Pool:
Style: <b>2 Storey +, Apartment</b>	Heating: <b>Baseboard</b>	Flooring: <b>Carpet, Ceramic, Hardwood</b>
Property Size:	Fuel - Heating: <b>Electric</b>	Site Features: <b>Marina, Park</b>
Building Age: <b>UNK</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:	Indoor Features: <b>Built-In Dishwasher, Walkout Basement</b>	
# Parking Spaces: <b>1</b>	Energy Code:	

Waterfront Name:	Shoreline:	Waterfront Features:
Water Frontage:		

Property Manager:	Condo Fees Incl.: <b>Exterior Maintenance, Parking, Snow Removal, Water/Sewer, Yard Maintenance, Comm Elem</b>	Storage:
Phone:	Common Elements: <b>None</b>	WaterView: <b>NO</b>
Condo Fees: <b>266.17</b>		Pets:

**Chattels Included** Washer, Dryer, Fridge, Range, Dishwasher  
**Fixtures Excluded**  
**Public Remarks** Right downtown in the core just blocks from shopping, library, the waterfront parks and restaurants is this exceptional, unique 2 bedroom, 3 bath, ground floor condo in "The Kilborn". With brick interior walls and some limestone, the Victorian charm and character has been maintained with a blend of today's modern conveniences. This is a must see property!  
**Internal Remarks**

Floor	Room	Size	Floor	Room	Size
MLEVL	LIVIN	15'0 X 15'3	LLEVL	EBTH3	11'0 X 4'6
MLEVL	DINRM	13'6 X 9'3	LLEVL	BEDRM	10'3 X 9'9
MLEVL	KITCH	9'9 X 6'10	LLEVL	BATH4	9'3 X 5'10
MLEVL	BATH2	6'5 X 2'11	LLEVL	LAUND	6'3 X 7'0
LLEVL	MBED	13'0 X 12'6			

Seller Name: <b>ASHOK SHARMA</b>	Home Tel.:	Bus.Tel.:
Seller Name: <b>SANTOSH KAUSHAL</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:

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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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