

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

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



Living Room



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Dining Room



Kitchen



Brimming With Character



Master Bedroom With Ensuite



Garden Doors To Patio



3 Pc Bath Ensuite

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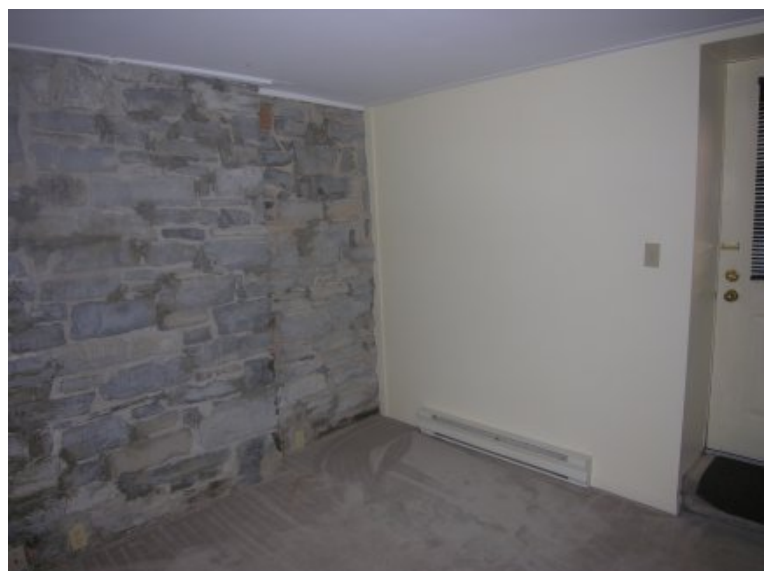


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Bedroom Two



Access To Patio



In Unit Laundry Facilities



Hot Water Tank

Laundry Facilities



4 Pc Bath



Electrical panel



Price: \$319,200	MLS® #: 10604098
Status: Active	Sale Type:
Property For: Sale	Occupancy: Vacant
	Waterfront: No
Address: 244 KING E. ST	
City: KINGSTON, FRONTENAC, K7L 3A9	
Legal Descr.: LEVEL 1 UNIT 1 FCC #19	
District: 14 - City Central East	Age (Yrs): OL
Zoning: RES	Approx SqFt:
Taxes: 3527	Lot Size: 1
Tax Year: 2009	Acreage:
	Side of Road: West
List.Date: 27-MAY-2010	Possession: IMMEDIATE

Directions At King and William

Bedrooms: 2+0	Exterior: Brick	Fireplace Type: Wood
Bathrooms: 2 \ 1	Roof: Shingles - Asphalt	# of Fireplaces: 1
Amperage: 100	Foundation: Stone	Exterior Features:
Access:	Basement: None	Services Avail: Bus Service, Cable TV, Garb Pick-Up, Gas (Natural), Hydro, Street Lights, Telephone, High Speed Internet
Type: Condo	Bsmnt Features: Not Applicable	Pool:
Style: 2 Storey +, Apartment	Heating: Baseboard	Flooring: Carpet, Ceramic, Hardwood
Property Size:	Fuel - Heating: Electric	Site Features: Marina, Park
Building Age: UNK	Water Supply: Municipal	Doc's Available: S.P.I.S
Construction: Frame	Sewer Type: Municipal	
Garage: None	Rentals: Water Heater	
Garage Features: Not Applicable	Hot Water Heating: Electric	
Driveway/Parking:	Indoor Features: Built-In Dishwasher, Walkout Basement	
# Parking Spaces: 1	Energy Code:	

Waterfront Name:	Shoreline:	Waterfront Features:
Water Frontage:		

Property Manager:	Condo Fees Incl.: Exterior Maintenance, Parking, Snow Removal, Water/Sewer, Yard Maintenance, Comm Elem	Storage:
Phone:	Common Elements: None	WaterView: NO
Condo Fees: 266.17		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: ASHOK SHARMA	Home Tel.:	Bus.Tel.:
Seller Name: SANTOSH KAUSHAL	Home Tel.:	Bus.Tel.:

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

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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 have signed a contract with that Agent.

This Brochure can be viewed and printed from the web
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Have A Nice Day !



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