

# Pretty As A Picture



**2536 Rutledge Rd.**

**\$199,900**

Original price: 199,900

MLS area: 47

MLS#:

BG#: 2546r

## Features

- \* Close To Sydenham Village
- \* 15 Min. To Kingston
- \* Updated Kitchen Cabinetry
- \* Open Concept Layout
- \* C/Air, FAO Heating, HRV
- \* Oversized Deck
- \* Master Bedroom 2 pc Ensuite
- \* Separate & Private Lower Level Entrance
- \* Casement Windows Throughout
- \* 200 Amp Service

# Check Out The Front Yard



1040 Gardiners Rd. Kingston, Ont. K7P-1R7  
613-634-7653 fax 613-634-6199  
E-Mail: [patti@pattigray.com](mailto:patti@pattigray.com)  
Web: [www.pattigray.com](http://www.pattigray.com)

# Living Room



# Dining Room



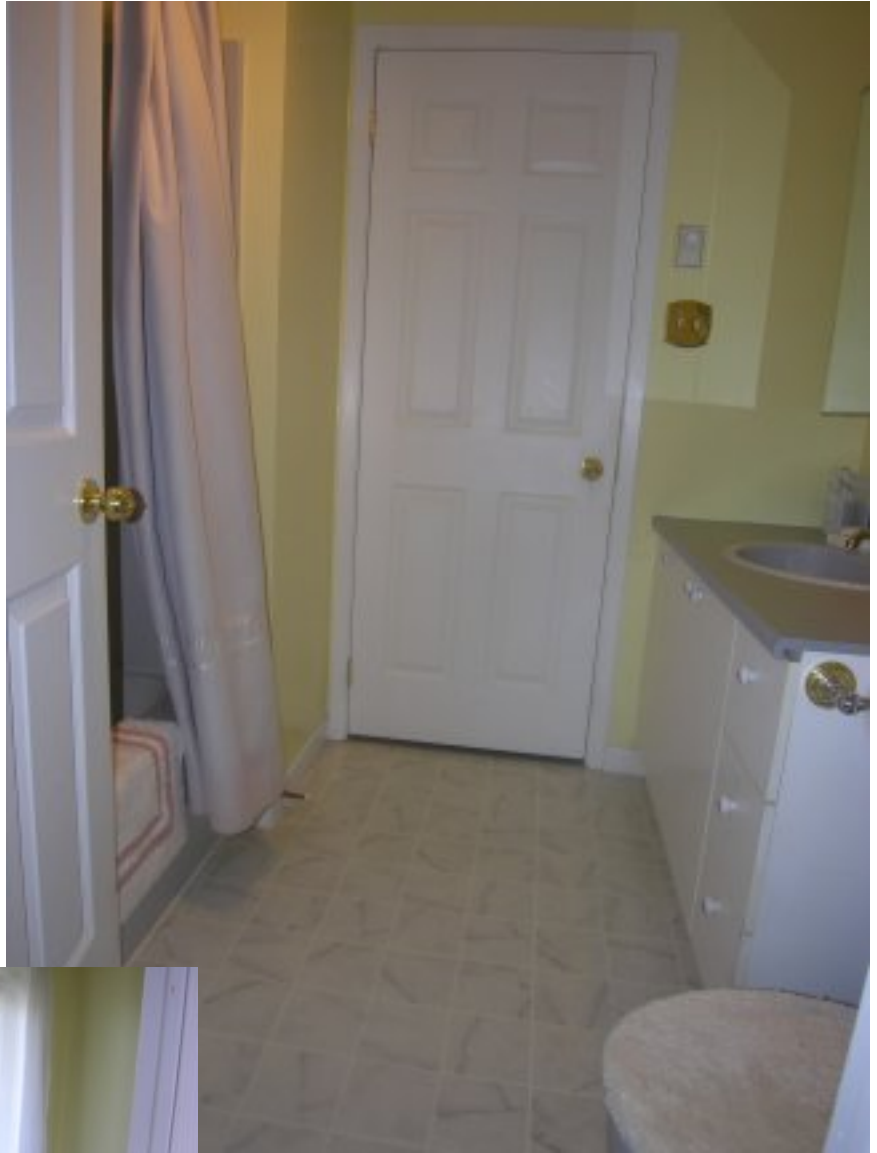
# Kitchen



# Bedrooms



# Bathrooms



4 Pc Bath

2 Pc Ensuite Bath, With Access To 4 Pc Bath

# Recreation Room



# Lower Foyer



Open To Rec Room, With  
Exterior Enclosed Exit



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# Utilites Room



Updated Oil Tank



# Storage Room



Air Exchanger



# Private Rear Yard



## Measurements and Room Information

Level	Room	Length	Width	Flooring	Comments
M	Living Room	16'10	13'0	Carpet	
M	Dining Room	13'0	10'9	Carpet	F Patio Door To Deck
M	Kitchen	9'2	8'7	Cushion	F
M	Front Foyer				
M	Master Bedroom	14'0	12'0	Carpet	
M	Ensuite Bath	7'10	5'0	Carpet	2 Pc
M	Bedroom	12'0	10'0	Carpet	
M	Bedroom	12'0	9'9	Cushion	
M	Bathroom	6'7	5'0	Cushion	
L	Recreation Room,	23'5	13'0	Carpet	T- Bar Ceiling
L	Foyer	11'6	11'0	Carpet	Door To Rear Yard With Enclosed Air Lock Area
L	Storage	24'5	10'3	Concrete	
L	Laundry	20'9	8'0	Concrete	Open To Utility Room
L	Utility Rm`	16'0	8'3	Concrete	



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Price: <b>\$199,900</b>	MLS® #: <b>10604228</b>
Status: <b>Active</b>	Sale Type:
Property For: <b>Sale</b>	Occupancy: <b>Owner</b>
	Waterfront: <b>No</b>
Address: <b>2536 RUTLEDGE RD</b>	
City: <b>SYDENHAM, FRONTENAC, K0H 2T0</b>	
Legal Descr.: <b>PTLT 6, CON 5, PT1,13R11496</b>	
District: <b>47 - Frontenac South</b>	Age (Yrs): <b>16</b>
Zoning: <b>RES</b>	Approx SqFt:
Taxes: <b>1697</b>	Lot Size: <b>150 X 350 FT</b>
Tax Year: <b>2009</b>	Acreage: <b>1</b>
	Side of Road: <b>North</b>
List.Date: <b>28-MAY-2010</b>	Possession: <b>IMMEDIATE</b>

**Directions** Just west of Sydenham Rd.

Bedrooms: <b>3+0</b>	Exterior: <b>Vinyl</b>	Fireplace Type:
Bathrooms: <b>1 \ 1</b>	Roof: <b>Shingles - Asphalt</b>	# of Fireplaces:
Amperage: <b>200</b>	Foundation: <b>Block</b>	Exterior Features: <b>Deck, Landscaped</b>
Access: <b>Municipal Road</b>	Basement: <b>Full</b>	Services Avail: <b>Hydro, Telephone</b>
Type: <b>Single Family</b>	Bsmnt Features: <b>Partly Finished</b>	Pool:
Style: <b>Elevated 1 Storey, Detached</b>	Heating: <b>Forced Air, HVAC, Furnace</b>	Flooring: <b>Carpet, Lino / Vinyl</b>
Property Size: <b>0.5 -0.99 Acres</b>	Fuel - Heating: <b>Oil</b>	Site Features:
Building Age: <b>11-25</b>	Water Supply: <b>Well - Drilled</b>	Doc's Available: <b>Floor Plan, Well Record</b>
Construction: <b>Frame</b>	Sewer Type: <b>Septic Installed</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: <b>Air Exchange / HRV, Central A/C</b>	
# Parking Spaces:	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**  
**Public Remarks** Set back from the road and with lots of trees and shrubs planted on the property, this 3 bedroom bungalow, near Sydenham, offers so much more than the ordinary bungalow. With a finished lower level with its own separate entrance, this plan lends itself easily to a separate business run from home. Bask in the sun on the back deck surrounded by privacy. Check it out!

**Internal Remarks**

Floor	Room	Size	Floor	Room	Size
MLEVL	LIVIN	16' 10 X 13' 0	MLEVL	EBTH2	7' 10 X 5' 0
MLEVL	DINRM	13' 0 X 10' 9	LLEVL	RECRM	23' 5 X 13' 0
MLEVL	KITCH	9' 2 X 8' 7	LLEVL	OTHER	11' 6 X 11' 0 (FOYER)
MLEVL	MBED	14' 0 X 12' 0	LLEVL	LAUND	20' 9 X 8' 0 (UTILITY)
MLEVL	BEDRM	12' 0 X 10' 0	LLEVL	OTHER	24' 5 X 10' 3 (STORAGE)
MLEVL	BEDRM	12' 0 X 9' 9	LLEVL	OTHER	16' 0 X 8' 3 (UTILITY)
MLEVL	BATH4	6' 7 X 5' 0			

Seller Name: **BELINDA HARTLEY** Home Tel.: Bus.Tel.:

Listing Office: [REALTY EXECUTIVE SOUTHEASTERN ONTARIO, BROKERAGE - K148 613 634-7653](http://www.pattigray.com) Listing Agent: **PATTI GRAY 613-634-7653** [patti@pattigray.com](mailto:patti@pattigray.com)  
 Website: <http://www.pattigray.com>

CSO: **2.0**

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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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