

Spacious 1249 Sq. Ft. Condo



257 Bath rd. Unit 605

\$229,900

Original price: \$239,900

MLS area: 25

MLS#: 10602875

BG#: 257b605

Features

- * Well cared for condition
- * 2 bedrooms, 2 baths
- * Double master walk through closets
- * Full master ensuite
- * Ceiling fans, appliances
- * Patio doors to balcony
- * In unit storage + pigeon cage over parking
- * Amenities: indoor pool, guest suite, party rm, roof top pool, sewing rm, billards
- * Underground deeded parking

Living Room Open To Dining Room



**REALTY
EXECUTIVES**



1040 Gardiners Rd. Kingston, Ont. K7P-1R7
613-634-7653 fax 613-634-6199
E-Mail: patti@pattigray.com
Web: www.pattigray.com

Dining Room



Patio Doors To Balcony

Kitchen



From Dining Room



From Living Room

Master Bedroom



Two 4 Pc Baths



4 Pc Ensuite Bathroom



Second 4 pc Bathroom

Large Secondary Bedroom



14'6 Second Bedroom



Pantry / Utility Rm

**REALTY
EXECUTIVES**



1040 Gardiners Rd. Kingston, Ont. K7P-1R7
613-634-7653 fax 613-634-6199
E-Mail: patti@pattigray.com
Web: www.pattigray.com

Measurements and Room Information

Level	Room	Length	Width	Flooring	Comments
	Living Room	22'5	12'1	Carpet	Patio doors to west facing balcony
	Dining Room	10'8	8'4	Carpet	fan
	Kitchen	15'2	8'2	Laminate	DW, Stove, Fridge 2 years old Ceramic backsplash, track lighting
	Front Foyer	6'6	5'0	ceramic	
	4 pc Bathroom	8'6	5'1	ceramic	
	Master Bedroom	15'0	13'0	carpet	
	Eusite	8'4	5'4	ceramic	
	Bedroom (2)	14'6	10'9	carpet	fan
	Utility	8'2	4'11	cushion	
	Utility				



1040 Gardiners Rd. Kingston, Ont. K7P-1R7
 613-634-7653 fax 613-634-6199
 E-Mail: patti@pattigray.com
 Web: www.pattigray.com



Price: \$229,900	MLS® #: 10602875
Status: Active	Sale Type:
Property For: Sale	Occupancy: Owner
Waterfront:	
Address: 257 BATH RD # 605	
City: KINGSTON, FRONTENAC, K7M 7T3	
Legal Descr.: UNIT 6,LEVEL 6,FRONTENAC CONDINIUM PLAN #21;PT LT 19 CON 2, PART 1,2,3,& 4,13R7273,M...	
District: 25 - West Sir John A Blvd	Age (Yrs):
Zoning: RES	Approx SqFt: 1249
Taxes: 3162	Lot Size: 1
Tax Year: 2009	Acreage:
Side of Road:	
List.Date: 18-APR-2010	Possession: TBA

Directions West off Sir John A. MacDonald Blvd onto Elmwood, follow into apartment complex parking lot, 257 bath rd (Champlain Towers) is at very west end.

Bedrooms: 2+0	Exterior: Brick/Siding	Fireplace Type: None
Bathrooms: 2 \ 0	Roof: Tar & Gravel	# of Fireplaces:
Amperage:	Foundation: Concrete / Poured	Exterior Features: Wheelchair Access, Balcony
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: Inground, Indoor, Heated
Style: 1 Storey, Apartment	Heating: Baseboard	Flooring: Carpet, Ceramic, Laminate
Property Size:	Fuel - Heating: Electric	Site Features:
Building Age: 11-25	Water Supply: Municipal	Doc's Available: S.P.I.S
Construction:	Sewer Type: Municipal	
Garage: Attached	Rentals: None	
Garage Features: Single	Hot Water Heating:	
Driveway/Parking: Underground, Visitor	Indoor Features: Built-In Dishwasher, Wheelchair Access	
# Parking Spaces:	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: In-Unit
Phone: ?	Common Elements: Balcony, Elevators, Exercise Room, Party Room, Pool - Indoor, Sauna, Security	WaterView:
Condo Fees: 368.81		Pets: YES

Chattels Included Range, Fridge, Dishwasher, Fans
Fixtures Excluded
Public Remarks This mid town condo building has a wonderful community spirit and amenities that every owner enjoys from the roof top pool to the indoor pool, sauna, party room and more. This particular unit is an end unit facing west for total enjoyment of each and every sunset. There is a large balcony off this 1249 sq ft unit. This particular condo has a very spacious feel with 2 bedrooms, 2 baths and large principal rooms.
Internal Remarks please make appointments day before showing

Floor	Room	Size	Floor	Room	Size
MLEVL	LIVIN	22'5 X 12' 1	MLEVL	BEDRM	14'6 X 10' 9
MLEVL	DINRM	10'8 X 8' 4	MLEVL	BATH4	8'6 X 5' 1
MLEVL	KITCH	15'2 X 8' 2	MLEVL	OTHER	8'2 X 4' 11 STORAGE
MLEVL	MBED	15'0 X 13' 0	MLEVL	OTHER	6' 8 X 5' 0 FOYER
MLEVL	EBTH4	8'4 X 5' 4			

Seller Name: GRACE GILLESPIE	Home Tel.:	Bus.Tel.:
Listing Office: REALTY EXECUTIVE SOUTHEASTERN ONTARIO, BROKERAGE - K148 613 634-7653	Listing Agent: PATTI GRAY 613-634-7653	patti@pattigray.com
Website: http://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. (20-APR-2010 22:54 EDT)

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

Have A Nice Day !



Brokerage: REALTY EXECUTIVES SOUTHEASTERN ONTARIO
1040 Gardiners Rd. Kingston, Ont. K7P-1R7
613-634-7653 fax 613-634-6199
E-Mail: patti@pattigray.com