

Value That Makes Sense



Rear

\$189,200.

25 Point St. Mark

Original price: \$189,200.

MLS area:13

MLS#: 11607110

BG#: 25p

Features

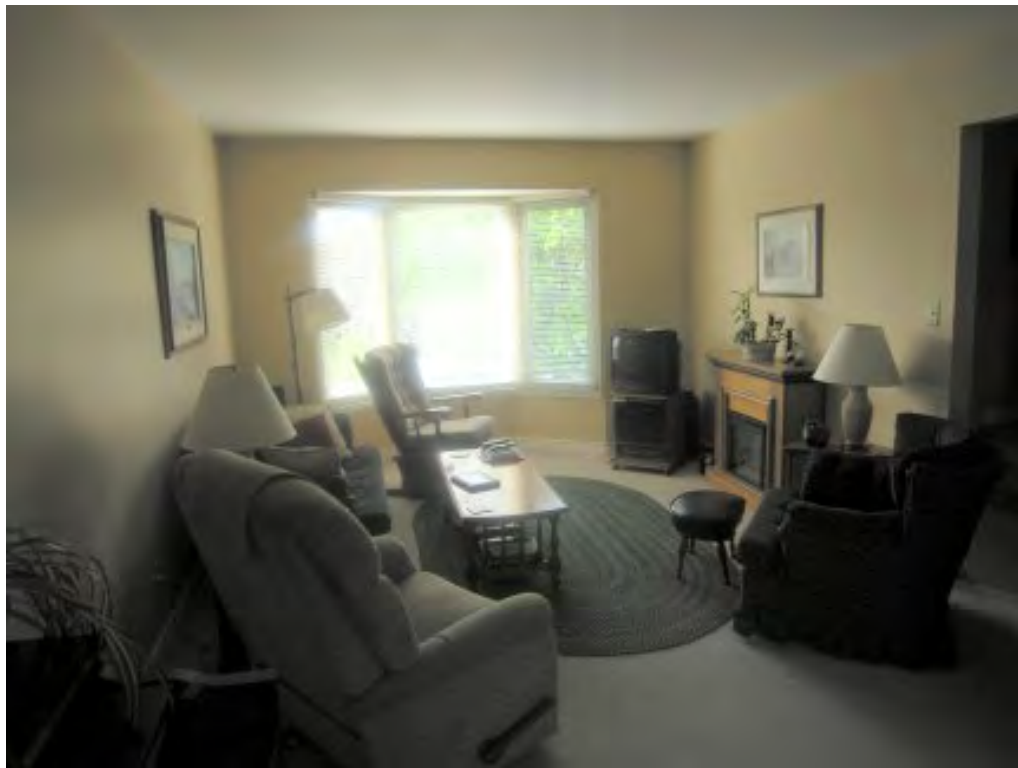
- * Well Maintained Unit
- * Oak Kitchen Cabinetry
- * 3 Bedrooms, 1 1/2 Baths
- * Main Fl Laundry
- * Dishwasher, Water Softner
- * 5 Mins To Downtown
- * Patio Doors To Deck
- * Updated Windows
- * High Efficient Gas Furnace, C/Air
- * Garage, Fenced Yard
- * On Bus Route
- * Near Shopping & Library

Entry Foyer



Access To Garage, Laundry , Mud Rm., and Rear Yard

Living Room



Dining Room



Patio Doors To Deck

View From Deck



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

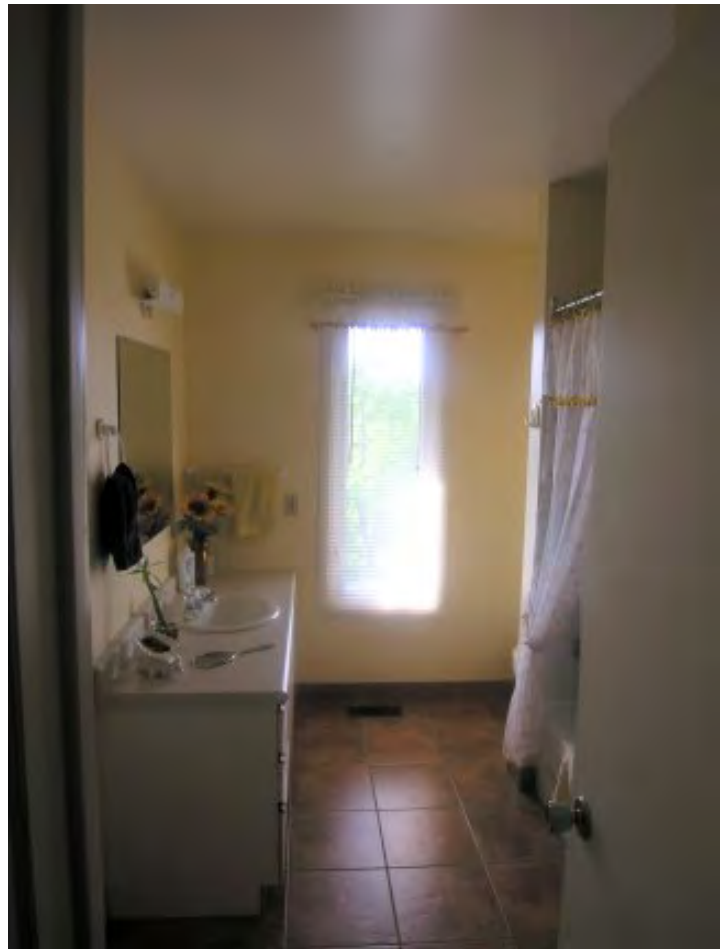
Kitchen



Bathrooms



2 Pc



4 pc

Bedrooms



Laundry / Mud Room



Mechanicals



Rear Yard



**NOTE: Small area at rear is
not part of this property.
See Survey**

Rear



Measurements and Room Information

25 Point St. Mark

Level	Room	Length	Width	Flooring	Comments
M	Living Room	18'2	11'3	Carpet	
M	Dining Room	10'4	8'9	Carpet	Patio Door To Deck
M	Kitchen	10'2	10'1	Cushion	
M	Bath 2 pc	7'0	5'0	Ceramic	
L	Front Foyer	11'0	8'9	Ceramic	Access To Garage
L	Laundry / Mud	19'5	6'6	Tile	Access To Rear Yard, Garage & Front Hall
U	Master Bedroom	11'6	13'2	Carpet	Mirrored Closet Door Door to 4pc Bath
U	Bedroom (2)	8'4	11'2	Carpet	Fan, Mirrored Closet Door
U	Bedroom (3)	8'2	10'0	Carpet	
U	4 pc Bath	8'0	7'6	Ceramic	



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Price: \$189,200	MLS® #: 11607110
Status: Active	Sale Type:
Property For: Sale	Occupancy: Owner
	Waterfront: No
Address: 25 POINT ST. MARK	
City: KINGSTON, FRONTENAC, K7K 6L4	
Legal Descr.: PT BL F, PL 1779, PT 3 13R6378	
District: 13 - Kingston East(Incl Barret Crt)	Age (Yrs): 25
Zoning: RES	Approx SqFt:
Taxes: 2150	Lot Size: 20 FT X 105 FT
Tax Year: 2011	Acreage:
	Side of Road: North
List.Date: 1:	TBA

Directions Hwy # 15 To Point St. Mark Dr. turn West.

Bedrooms: 3+0	Exterior: Brick/Siding	Fireplace Type:
Bathrooms: 1 \ 1	Roof: Shingles - Asphalt	# of Fireplaces:
Amperage: 100	Foundation: Block	Exterior Features: Deck, Fenced, Landscaped, Patio
Access: Municipal Road	Basement: None	Services Avail: Bus Service, Cable TV, Garb Pick-Up, Gas (Natural), Hydro, Street Lights, Telephone, High Speed Internet
Type: Single Family	Bsmnt Features: Not Applicable	Pool:
Style: 3 Storey, Townhouse	Heating: Forced Air, Furnace, Energy Efficient	Flooring: Carpet, Ceramic
Property Size: Under 0.5 Acres	Fuel - Heating: Gas (Natural)	Site Features: View, Landscaped
Building Age: 11-25	Water Supply: Municipal	Doc's Available: S.P.I.S
Construction: Frame	Sewer Type: Municipal	
Garage: Attached	Rentals: Water Heater	
Garage Features: Single	Hot Water Heating: Gas (Natural)	
Driveway/Parking: Single Wide	Indoor Features: Built-In Dishwasher	
# 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 Fans,Air Conditioning, Water Treatment
Fixtures Excluded Hot Water Tank
Public Remarks Move right in to this immaculate and upgraded freehold townhome with garage. Economical living, this three bedroom, 1 ½ bath home features an updated oak kitchen, many recent windows including patio doors to a deck, high efficient furnace and a main floor laundry. On a bus route and near the base, shopping, and the library and only five minutes to downtown, this is a very convenient location.
Internal Remarks Please arrange for showing day before, thanks

Floor	Room	Size	Floor	Room	Size
LLEVL	OTHER	11'0 X 8'9 FOYER	MLEVL	BATH2	7'0 X 5'0
LLEVL	LAUND	19'5 X 6'6	ULEVL	MBED	11'6 X 13'2
MLEVL	LIVIN	18'2 X 11' 3	ULEVL	BEDRM	8'4 X 11'2
MLEVL	DINRM	10'4 X 8'9	ULEVL	BEDRM	8'2 X 10'0
MLEVL	KITCH	10'2 X 10'1	ULEVL	BATH4	8'0 X 7'6

Seller Name: CHARLES EDWARDS	Home Tel.:	Bus.Tel.:
Seller Name: NORAH EDWARDS	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: **2**

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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
www.pattigray.com

Have A Nice Day !



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