

# Sensational Place To Live



**262 Blenheim Terr**

**\$259,200**

Original price: \$259,200

MLS area: 28

MLS#: 09605998

BG#: 262b

## Features

- \* Quiet Cul De Sac Location
- \* Refreshingly Roomy 1780 Sq Ft 2 Storey
- \* 4 Bedrooms, 16 ft Master
- \* 3 Bathrooms, Laundry Chute
- \* Fireplace in Living Room
- \* Main Floor Den
- \* Separate Living & Dining Rooms
- \* Updated Kitchen Cabinetry in 2007
- \* Finished Rec Rm with Fireplace
- \* Stair Well to Lower Level in Garage



# If Location Is Important

MLS #: 09603776

Status: Active

Price: \$259,200

Address: 262 Blenheim Terr	Municipality: Kingston	HRV System: No
Legal: Lot 286 Plan 1393	Subdivision: Henderson Pl	Air Conditioning: Yes
Owner: Donald & Elizabeth Douglas	MLS Area: 28	Central Vac: No
Occupant: Owner	County: Frontenac	TV Tower: No
Lot Size: 41 ft x 126 ft	Postal Code: K7M 4C7	Exterior: Brick, Siding
Type: 2 Storey      Zoning: Res	Poss: TBA	Floors: Carpet, Parquet & Vinyl
Sq Ft: 1780	Side of Road:	Basement: Part Finished
Taxes: \$3519.27      Year: 2008	House Age: 41	Foundation: Block
Waterfront: No	Condo Fee: n/a	Basement Exit: Yes, to garage
In Law Suite: No	Fee Includes: n/a	Water Softener: No
Storage Shed: Yes      Yard Fenced: Yes	Heating Cost:	Water Treat Equip: No
# of Rooms:	Heat: Forced Air	UV Light: No
Bedrooms: 4	Fuel: Gas	Water Source: Municipal
Bathrooms: 1      Half Bath: 2	Oil Tank Date: n/a	Well GPM: n/a
High Efficient:	Amps: 200	Sewage: Municipal
Ensuite: Yes	Roof: Asphalt	Tile Bed Age: n/a
Chattels: dishwasher, GDO	Circuit Breakers: No	Pool Type: n/a
	Hot Water Tank Rental: Yes	Garage/Parking: Attached 1 1/2 Car Garage
	Hot Water Tank Fuel: Gas	Driveway Width: Double
		Driveway Surface: Paved

Exclusions: Shelving in den and dining room only,

Rental Equipment: hot water tank

Directions: Henderson Blvd to Chelsea Rd to Blenheim Terr.

## MLS Remarks:

Never having been on the market, and in a key area to raise children, this 4 bedroom, 3 bath, 2 storey home is set on a beautiful treed, sought after, cul de sac location on a wide pie shaped fenced lot. With an updated, large oak kitchen, separate living room with fireplace, main floor den, private dining room with huge picture window, 16 ft master and a finished rec rm, also with a fireplace, this home is a must to view.



**Make Your Offer!**



**Listing Broker: Patti Gray / Administration: Krista Blais / Broker of Record: Bob Bankosky**

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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.**

This Brochure can be viewed and printed from the web  
[www.pattigray.com](http://www.pattigray.com)

*Have A Nice Day !*



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