

Lake Ontario Waterfront Home



286 Nicholson Pt.

\$569,200

Original price: \$569,200

MLS area:64

MLS#: 10603685

BG#: 286n

Features

- * Vaulted Pine Ceilings
- * "Kitchen Craft" Alder Wood Cabinets
- * Built In Appliances
- * Granite Counter Tops
- * Hardwood, Slate, Ceramic Flooring
- * Updated Windows & Doors (2010)
- * Shingles July 2003
- * Walkout Lower Level-Rec Rm With Wet Bar
- * Skylights, C/Air, C/Vac
- * Covered Deck and Screed Sun Room
- * 24x24 Detached Garage With Storage Loft
- * 10 Mins To Town

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



Measurements and Room Information

Level	Room	Length	Width	Flooring	Comments
M	Living Room	18'0	12'8	Hwd	Pine Vaulted Ceiling, Skylights
M	Dining Room	12'7	12'8	Hwd	Pine Vaulted Ceiling, Skylights, Garden Dr. To Deck Window Alcove is 4'0 x 7'0
M	Kitchen	12'0	14'0	Hwd	Granite Counter Top, Ceramic Back Splash Alder Wood Cabinetry, Dishwasher, Veg. Sink
M	Bedroom	13'6	11'9	Hwd	Fan, Mirrored Closet Doors Walkin Closet
M	Ensuite 3 pc	5'9	6'9	Slate	
M	Foyer			Hwd	
U	Bedroom Master	13'6	11'9	Hwd	Fan, Mirrored Closet Doors Two Doors To Upper Front Deck Air Conditioning is in Ceiling Walkin Closet
U	Ensuite 5 pc	13'8	10'2	Ceramic	Dbl Victorian Sinks, Shower Stall, Corner Whirlpool,, Skylight
U	Bedroom	13'6	10'7	Hwd	Fan, Door To Upper Front Deck Air Conditioning is in Ceiling Walkin Closet
L	Rec Room	33'6	12'5	Ceramic	Fan, Access To Sun Rm., Built in Shelves Wet Bar, Pot Lights, In Floor Heating
L	Den L Shape	17'2	7'10	Ceramic	L Shape is 4'6 x 6'5 In Floor Heating
L	Den Ensuite	10'2	4'0	Ceramic	In Floor Heating
L	Utility / Laundry	15'3	12'5	Vynal	Air Handler for Air Conditioner, Boiler, Water Treatment, Central Vac,
Grade	Sun Room	16'6	7'11	Plywood	
	Upper Rear Deck	33'4	10'4		Roll Down Awning 12' x 14'
	Upper Front Deck	33'4	10'4		



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



EXPECT TO BE IMPRESSED	
Price: \$569,200	MLS® #: 10603685
Status: Active	Sale Type:
Property For: Sale	Occupancy: Owner
	Waterfront: Yes
Address: 286 NICHOLSON'S POINT RD	
City: LOYALIST, LENNOX & ADDINGTON, K0H 1G0	
Legal Descr.: PT LOT 30, B.F. CONCESSION PT 4	
District: 64 - Lennox and Addington South	Age (Yrs): 24
Zoning: RES	Approx SqFt: 2100
Taxes: 4770	Lot Size: 61.94 X 216.76
Tax Year: 2009	Acreage:
	Side of Road: West
List.Date: 11-MAY-2010	Possession: TBA

Directions Bath Road, (hwy 33) turn south onto Edgewood Road, which becomes Nicholson's Pt. Rd.

Bedrooms: 3+0	Exterior: Wood	Fireplace Type:
Bathrooms: 3 \ 0	Roof: Shingles - Asphalt	# of Fireplaces:
Amperage: 200	Foundation: Block	Exterior Features: Balcony, Deck, Landscaped, Screened Porch
Access: Municipal Road, Waterfront Owned	Basement: Full	Services Avail: Garb Pick-Up, Telephone
Type: Single Family	Bsmnt Features: Fully Finished	Pool:
Style: 2 Storey, Detached	Heating: Baseboard, Radiant Flr, Hot Water, Boiler	Flooring: Ceramic, Hardwood
Property Size: Under 0.5 Acres	Fuel - Heating: Electric, Gas (Natural)	Site Features: Bay / Lake, Softwood Bush, View, Wooded/Treed
Building Age: 11-25	Water Supply: Lake/River	Doc's Available: S.P.I.S, Building Location Survey, Septic Documents
Construction: Frame	Sewer Type: Septic Installed	
Garage: Detached	Rentals: None	
Garage Features: Double	Hot Water Heating: Gas (Natural)	
Driveway/Parking: Double Wide, Paved	Indoor Features: Built-In Dishwasher, Central A/C, Central Vacuum, Walkout Basement, Wet Bar, Hardwood Floors	
# Parking Spaces:	Energy Code:	

Waterfront Name: LAKE ONTARIO (PARROTT'S BAY)	Shoreline: Clean, Rocky, Stairs to WF	Waterfront Features: Sea Wall
Water Frontage: 68.9		

Property Manager:	Condo Fees Incl.:	Storage:
Phone:	Common Elements:	WaterView:
Condo Fees:		Pets:

Chattels Included Fans, Dishwasher, Water Treatment, 14ft Deck Awning, Central Vac, Central Air, Garage door operator, UV light.
Fixtures Excluded Portable Generator, Electric Fireplace in Living Room
Public Remarks A meticulous lakefront home with breathtaking western views, this three plus one bedroom, 3 bath, 2 storey home offers an updated kitchen with granite counter tops, pull outs, pantry and a pass through to the eating area with a perfect water view. Enjoy the vaulted ceilings, the walkouts from all levels and the stunning waterfront views. 3140 sq ft of finished living area. There is a double detached garage and many more pleasant surprises to see, make your appt.
Internal Remarks No Showings before noon. Please make showing appointments the day before.

Floor	Room	Size	Floor	Room	Size
MLEVL	LIVIN	18'0 X 12'8	ULEVL	BEDRM	13'6 X 10'7
MLEVL	DINRM	12'7 X 12'8	LLEVL	RECRM	33'6 X 12'5
MLEVL	KITCH	12'0 X 14'0	LLEVL	DEN	17'2 X 7'10
MLEVL	BEDRM	13'6 X 11'9	LLEVL	DEN	4'6 X 6'5 L
MLEVL	BATH3	5'9 X 6'9	LLEVL	EBTH3	10'2 X 4'0
ULEVL	MBED	13'6 X 11'9	LLEVL	LAUND	15'3 X 12'5
ULEVL	EBTH5	13'8 X 10'2	MLEVL	OTHER	16'6 X 7'11 (SUN RM)

Seller Name: MIKE ROBINSON	Home Tel.:	Bus.Tel.:
Seller Name: ANGELA ROBINSON	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
---	--

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. (14-MAY-2010 08:26 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