

This Home Sparkles



26 Davey Cres

\$254,200

Amherstview

Original price: \$254,200

MLS area: 54

MLS#: 08606596

BG#: 26d

Features

- * Family Neighbourhood
- * 3+1 Bedrooms, 2 Bathrooms
- * 1250 Sq Ft
- * Spacious Living Room/Dining Room
- * Patio Doors to Raised Deck
- * Master with Walk In Closet
- * Superior Potential For In Law Suite
- * Central Vac & Attachments
- * Double Garage with Garage Door Opener
- * Walk Out Lower Level
- * In-Ground Sprinkler System
- * Smoke & Pet Free

Living Room

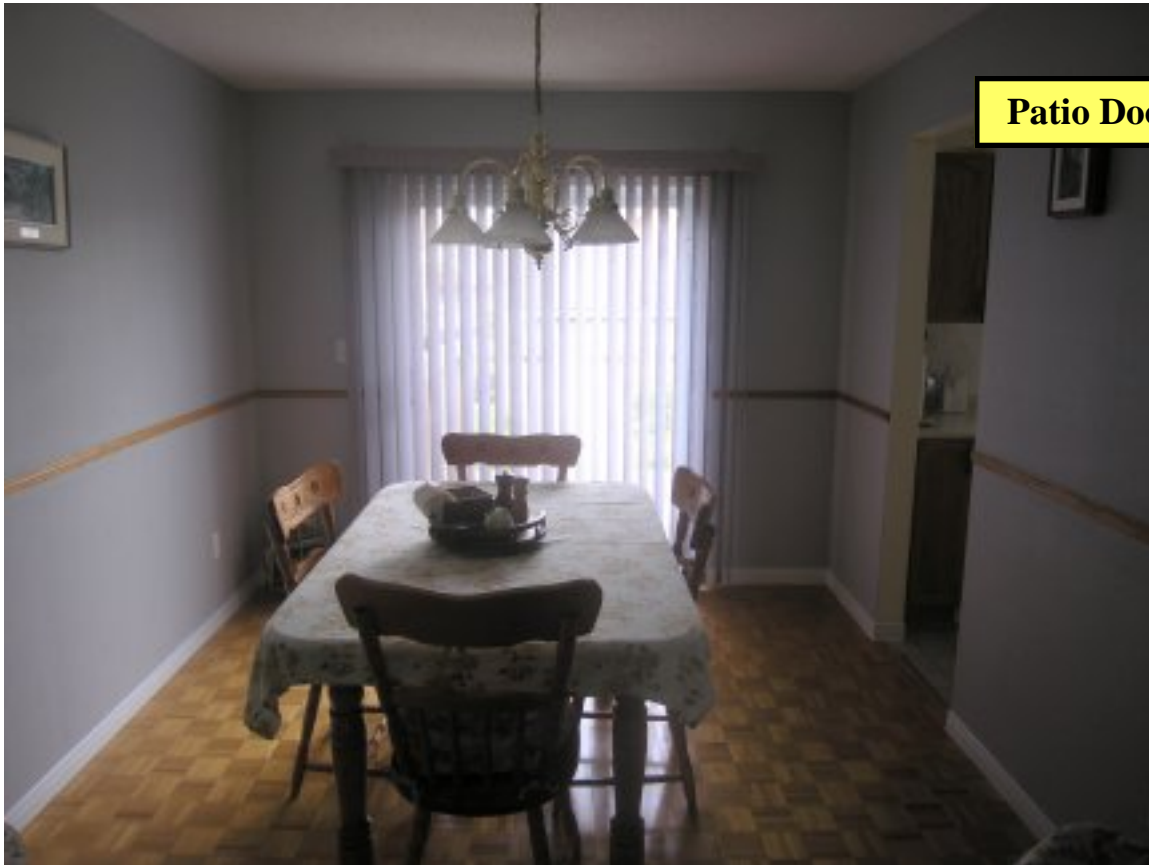


**REALTY
EXECUTIVES**



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

Separate Dining Room



Patio Doors to Deck

Kitchen



Master Bedroom with Cheater Ensuite



Secondary Bedrooms & Bathroom



Lower Level Bedroom & Ensuite Bathroom



Walk Out Lower Level



Utilities



Laundry Area



75 Foot Wide Lot



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Self Sufficient Community

MLS #: 08606596

Status: Active

Price: \$254,200

Address: 26 Davey Cres
Legal: Lot 377 Plan 1081
Owner: Kenneth & Anna McInrue
Occupant: Owner
Lot Size: 75 ft x 115 ft
Type: Elevated Bungalow Zoning: Res
Sq Ft: 1250
Taxes: 3111.19 Year: 2008
Waterfront: No
In Law Suite: No
Storage Shed: No Yard Fenced: No
of Rooms: 9
Bedrooms: 3 Below: 1
Bathrooms: 2 Half Bath:
High Efficient: Yes
Ensuite: Yes, Lower level
Chattels: Dishwasher, in-ground
sprinkler system, GDO's,
and c/vac.

Municipality: Amherstview
Subdivision:
MLS Area: 54
County: Loyalist
Postal Code: K7N 1X6
Poss: TBA
Side of Road:
House Age: 13
Condo Fee: n/a
Fee Includes: n/a
Heating Cost: \$1098.98/13
Heat: Forced Air
Fuel: Gas
Oil Tank Date: n/a
Amps: 100
Roof: Asphalt
Circuit Breakers: Yes
Hot Water Tank Rental: Yes
Hot Water Tank Fuel: Gas

HRV System:
Air Conditioning: No
Central Vac: Yes
TV Tower: No
Exterior: Brick/Siding
Floors: Carpet & Vinyl
Basement: Fully Finished, Walkout
Foundation: Block
Basement Exit: Yes
Water Softener: No
Water Treat Equip: n/a
UV Light: n/a
Water Source: Municipal
Well GPM: n/a
Sewage: Municipal
Tile Bed Age: n/a
Pool Type: n/a
Garage/Parking: Attached
Driveway Width: Double
Driveway Surface: Paved

Rental Equipment: HWT

Directions: Speers Blvd to Kidd Dr, Right on Davey Cres.

MLS Remarks:

Imagine living in this fully developed, pristine condition, one owner, 1250 sq ft, 3+1 bedroom, 2 bath, elevated bungalow, 2 blocks from Lake Ontario, in a self sufficient community called Amherstview, just on the western edge of Kingston. This area is the perfect place to raise a family with its own rec centre inclusive of pool, library and arena. The schools are exceptional as is the fact that it supports its own Drs, lawyers, etc, shopping, beer store and LCBO.

Notes:



Make Your Offer!



Listing Broker: Patti Gray, Broker / Administration Bob Bankosky, Broker of Record

Brokerage: Realty Executives Southeastern Ontario 1040 Gardiners Rd. Kingston ON K7P 1P7
Phone: (613) 634-7653 Fax: (613) 634-6199 Email: patti@pattigray.com Website: .www.pattigray.com

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 !



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