

Park Like Yard



2806 Railton Road

\$249,200

Original price: \$249,200

MLS area:47

MLS#:

BG#: 2806r

Features

- * 3+1 Bedrooms
- * Private And Treed Yard
- * 1- 4 pc & 1 -3 pc
- * 6 Appliances Included
- * 2 Lower Level Rec Rooms
- * Fully Fenced Rear Yard
- * Shiny Hardwood Floors
- * C/Air, C/Vac, Propane Fireplace

Measurements and Room Information

| Level | Room | Length | Width | Flooring | Comments |
|-------|-------------------|--------|-------|-----------|------------------------|
| m | Living Room | 13'5 | 13'3 | carpet | |
| | | | | | |
| m | Kitchen | 20'6 | 11'4 | hwd | Fan, Patio Dr. To Deck |
| | | | | | |
| m | Front Foyer | | | | fan |
| | | | | | |
| m | Master Bedroom | 14'9 | 10'4 | carpet | fan |
| m | Bedroom (2) | 10'0 | 8'8 | laminated | fan |
| m | Bedroom (3) | 8'0 | 10'1 | laminated | fan |
| | | | | | |
| m | 4 pc Bath | 11'5 | 5'0 | laminated | |
| | | | | | |
| L | 4th bedroom | 10'3 | 7'8 | carpet | |
| L | Den | 10'8 | 8'5 | carpet | |
| L | Rec Room | 18'5 | 9'9 | hwd | Propane stove |
| L | Games Room | 15'7 | 10'8 | carpet | fan |
| L | Bath 3 pc | 10'7 | 5'0 | tile | |
| L | Laundry | 10'8 | 7'3 | ceramic | |
| | | | | | |
| | Deck | | | | |
| | Above Ground Pool | | | | |
| | | | | | |
| | | | | | |



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|--|----------------------------|
| Price: \$249,200 | MLS® #: 10605858 |
| Status: Active | Sale Type: |
| Property For: Sale | Occupancy: Owner |
| | Waterfront: No |
| Address: 2806 RAILTON RD | |
| City: SYDENHAM, FRONTENAC, K0H 2T0 | |
| Legal Descr.: PT OF LT 4 CONC 3 DESIG AS PT 2 13R7755 | |
| District: 47 - Frontenac South | Age (Yrs): |
| Zoning: RES | Approx SqFt: |
| Taxes: 2300 | Lot Size: 148 X 290 |
| Tax Year: 2010 | Acreage: |
| | Side of Road: North |
| List.Date: 30-JUL-2010 | Possession: TBA |

Directions Sydenham Rd to Railton, turn west,home on north side

| | | |
|---|---|---|
| Bedrooms: 3+1 | Exterior: Brick, Vinyl | Fireplace Type: Free Standing |
| Bathrooms: 2 \ 0 | Roof: Shingles - Asphalt | # of Fireplaces: 1 |
| Amperage: 200 | Foundation: Block | Exterior Features: Deck, Fenced, Landscaped, Storage Shed(s) |
| Access: Municipal Road | Basement: Full | Services Avail: Hydro, Telephone, High Speed Internet |
| Type: Single Family | Bsmnt Features: Fully Finished | Pool: Above Ground |
| Style: Elevated 1 Storey, Detached | Heating: Baseboard, Stove / Fireplace | Flooring: Carpet, Ceramic, Laminate |
| Property Size: 0.5 -0.99 Acres | Fuel - Heating: Electric, Propane | Site Features: Wooded/Treed, Fenced |
| Building Age: 11-25 | Water Supply: Well - Drilled | Doc's Available: S.P.I.S, Subdivision Plan, Well Record |
| Construction: Frame | Sewer Type: Septic Installed | |
| Garage: Attached | Rentals: None | |
| Garage Features: Double | Hot Water Heating: Electric | |
| Driveway/Parking: Double Wide | Indoor Features: Built-In Dishwasher, Built-In Microwave | |
| # 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 Fridge, stove, dishwasher, microwave, washer, dryer, central air, ceiling fans, attached cabinets, shelving unit & cabinet in kitchen

Fixtures Excluded front window curtains

Public Remarks Set on a private treed lot close to both Kingston and Sydenham, this elevated bungalow with oversized garage features a well producing over 15 gpm of water. With many updates from windows to flooring, this home also has central air, central vac, an above ground pool(2007) and a gas fireplace. With three bedrooms up and one down, 2 full baths, and a big country kitchen with patio doors to a large deck, this home awaits your persual. The bright lower level has 2 separate rec rooms, it is a must see. Call now!

Internal Remarks Please make showing appointment day before. thanks

| Floor | Room | Size | Floor | Room | Size |
|-------|-------|-------------|-------|-------|-------------|
| MLEVL | LIVIN | 13'5 X 13'3 | LLEVL | RECRM | 18'5 X 9'9 |
| MLEVL | KITCH | 20'6 X 14'4 | LLEVL | RECRM | 15'7 X 10'8 |
| MLEVL | MBED | 14'9 X 10'4 | LLEVL | DEN | 10'8 X 8'5 |
| MLEVL | BEDRM | 10'0 X 8'8 | LLEVL | BEDRM | 10'3 7'8 |
| MLEVL | BEDRM | 10'1 X 8'0 | LLEVL | BATH3 | 10'7 X 5'0 |
| MLEVL | BATH4 | 11'5 X 5'0 | LLEVL | LAUND | 10'8 X 7'3 |

| | | |
|--------------------------------------|------------|-----------|
| Seller Name: ART TURNBULL | Home Tel.: | Bus.Tel.: |
| Seller Name: GORDENA TURNBULL | 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: **2.0**

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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.

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Have A Nice Day !



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