

Spacious One Bedroom Downtown Condo



2 Bay St Unit #405

\$199,200

Original price: \$199,200

MLS area: 22

MLS#: 07603538

BG#: 2b405

Features

- * 18 ft Living Room
- * 13 ft Balcony
- * 1 Bedroom, 1 1/2 Baths
- * Lots of Windows
- * Dishwasher, Fridge, Stove
- * 6 ft Tub
- * Stackable Washer & Dryer
- * Guest Suite, Hobby Room, Courtyard
- * Exercise Room, Party Room, Sauna
- * Underground Parking, Security Building

Living & Dining Area



Kitchen



Bedroom



4 Piece Bathroom



2 Piece Bathroom



Laundry



Balcony with City View



Experience Downtown Living

MLS #: 07603538

Status: Active

Price: \$199,200

Address: 2 Bay St Unit #405

Municipality: Kingston

HRV system

Legal: Frontenac Condo 30 Level Unit 5

Subdivision:

Air Conditioning

Owner: Forbros Holing Ltd.

MLS Area: 22

Central Vac

Occupant: Owner

County: Frontenac

Tv Tower

Lot Size:

Acres:

Postal Code: K7K 6T7

Exterior

Type: Condo

Zoning:

Poss: Immediate

Floors Carpet & Vinyl

Sq Ft:

Below:

Side of road:

Basement

Taxes: 2480.82

Year: 2006

House Age:

Foundation

Waterfront:

Condo Fee:

Basement Exit

Sellers Info:

In law Suite:

Fee Includes:

Water softner

Storage shed:

Yard Fenced:

Heating Cost:

Water treat equip

of Rooms:

Heat: Electric

UV Lite

Bedrooms: 1

Below:

Fuel: Baseboard

Water source Municipal

Bathrooms: 1

Half Bath: 1

oil tank date:

Well GPM

High Efficient

Heat Pump:

amps:

Sewage Municipal

Ensuite

Uffi:

Roof: Asphalt

Tile bed age

Chattels: Dishwasher, Fridge, Stove & Stackable Washer & Dryer.

Circuit breakers:

Pool Type:

Hot water tank rental

Garage / Parking: 1 Deeded Underg

Hot water tank fuel: Electric

Driveway width:

Exclusions:

Driveway surface: Paved

Rental Equipment:

Services

Directions:

Bus service

MLS Remarks:

Cable

This downtown six storey condo building is the location for this spacious one bedroom unit. Offering such unique amenities such as the courtyard, saunas, in house fitness centre, and covered garage parking. This unit is only a block from groceries, entertainment centre, LCBO and downtown shopping – Live the good life!

Garbage Pick-up

Gas

Hydro

Street Lights

Telephone

High Speed

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 **Cell:** (613) 541-9778 **Fax:** (613) 634-6199 **Email:** Patti@PattiGray.com **Website:**

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

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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