

Downtown Condo Penthouse



2 Bay St Unit #605

\$349,200

Original price: \$349,200

MLS area: 22

MLS#: 07603147

BG#: 2b605

Features

- * Security Entry, Intercom
- * Open Concept Layout
- * 2 Bedrooms, 2 1/2 Baths
- * Vaulted Ceilings
- * Private Roof Top Terrace & Balcony
- * Two Level Penthouse
- * Spectacular Views
- * Working Kitchen, Cork Flooring
- * Spacious Master Suite, Full Ensuite
- * Underground Parking, Storage Locker

Great Room



**REALTY
EXECUTIVES**



1040 Gardiners Rd. Kingston, Ont. K7P-1R7
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E-Mail: patti@pattigray.com
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Kitchen



Convenient 2nd Floor Laundry



Main Floor 2 Piece Bathroom



Master Bedroom with Ensuite



Patio Doors To Waterview



3 Piece Bathroom



Top Floor Terrace with Waterview



Convenient Downtown Shopping

MLS #: 07603147

Status: Active

Price: \$349,200

Address: 2 Bay St Unit #605

Municipality: Kingston

HRV system

Legal: Frontenac Condo 30 Level 6 Unit 5

Subdivision:

Air Conditioning

Owner: Barry & Sue Lloyd

MLS Area: 22

Central Vac

Occupant: Owner

County: Frontenac

Tv Tower

Lot Size:

Acres:

Postal Code: K7K 6T7

Exterior: Brick

Type: Condo

Zoning:

Poss: Immediate

Floors: laminate, ceramic, vinyl

Sq Ft:

Below:

Side of road:

Basement

Taxes: 4685.98

Year: 2006

House Age:

Foundation

Waterfront: Rideau River

Condo Fee: 658.68

Basement Exit

Sellers Info:

In law Suite:

Fee Includes:

Water softner

Storage shed:

Yard Fenced:

Heating Cost:

Water treat equip

of Rooms:

Heat: baseboard

UV Lite

Bedrooms: 2

Below:

Fuel: electric

Water source: Municipal

Bathrooms: 2

Half Bath: 1

oil tank date:

Well GPM

High Efficient

Heat Pump:

amps:

Sewage: Municipal

Ensuite

Uffi:

Roof: asphalt

Tile bed age

Chattels: dishwasher

Circuit breakers:

Pool Type:

Hot water tank rental

Garage / Parking: 1 deeded spot

Hot water tank fuel: electric

Driveway width:

Exclusions:

Driveway surface: paved

Rental Equipment: HWT

Services

Directions:

Bus service

MLS Remarks:

Cable

Set at the foot of Wellington and Bay, right downtown, is this exceptionally wonderful 2 bedroom, 3 bath, 2 level condo with vaulted ceilings, skylights and panoramic vistas of Kingston and its waterways. Unique in everyway, this units master suite provides patio doors to its own private terrace facing south east for maximum views. The open concept layout provides generous principal rooms, lots & lots of storage, in unit laundry & more. There is a separate storage area and underground parking.

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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