

Affordable Living



30 Addington Unit #22

\$124,200

Amherstview

Original price: \$124,200

MLS area: 54

MLS#: 09600775

BG#: 30a

Features

- * Large Principal Rooms
- * Parquet Flooring in Dining Room
- * Patio Doors to Deck
- * 2 Piece Bathroom on Main Level
- * European Kitchen
- * Deeded Parking
- * 3 Bedrooms
- * Open Lower Level Awaiting Development

A Lot for the \$\$\$

MLS #: 09600775

Status: Active

Price: \$124,200

Address: 30 Addington St Unit #22	Municipality: Amherstview	HRV System: No
Legal: Level 1 Condo Plan 1 Unit #46	Subdivision:	Air Conditioning: No
Owner: Chad Wayne	MLS Area: 54	Central Vac: No
Occupant: Owner	County: Lennox & Addington	TV Tower: No
Lot Size:	Postal Code: K7N 1C5	Exterior: Brick/Wood
Type: 2 Storey Condo Townhome	Poss: Immediate	Floors: Parquet, Carpet, Ceramic & Tile
Sq Ft:	Side of Road: East	Basement: Full
Taxes: \$1354.62	House Age: 32	Foundation: Block
Year: 2008	Condo Fee: \$115.00	Basement Exit: No
Waterfront: No	Fee Includes:	Water Softener: No
In Law Suite: No	Heating Cost:	Water Treat Equip: No
Storage Shed: No	Heat: Forced Air	UV Light: No
# of Rooms:	Fuel: Gas	Water Source: Municipal
Bedrooms: 3	Oil Tank Date: n/a	Well GPM: n/a
Bathrooms: 1	# Amps: 100	Sewage: Municipal
Half Bath: 1	Roof: Asphalt	Tile Bed Age: n/a
High Efficient:	Circuit Breakers: No	Pool Type: n/a
Ensuite: No	Hot Water Tank Rental: Yes	Garage/Parking: 1 deeded parking spot
Chattels:	Hot Water Tank Fuel: Gas	Driveway Width: Single
		Driveway Surface: Paved

Rental Equipment: hot water tank

Directions: Bath Rd to Fairfield Blvd., to Loyalist Ave to Addington St

MLS Remarks:

Delightful beginnings start here in this two storey, three bedroom, 1 ½ bath town home just on the east end of Amherstview. Is price important to you? You can not beat the asking price for this home with the many upgrades, European cabinetry and a lower level waiting for your ideas. With water access near by and shopping within walking distance, this is a first time home buyer dream come true.



Make Your Offer!



Listing Broker: Patti Gray / Administration: Krista Blais / Broker of Record: Bob Bankosky

Brokerage: Realty Executives Southeastern Ontario 1040 Gardiners Rd. Kingston ON K7P 1P7
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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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