

Quick Possession Available



316 Sutherland Dr

\$199,200

Original price: \$209,200

MLS area: 23

MLS#: 09605682

BG#: 316s

Features

- * All Brick Home
- * Across From Park
- * 3 Bedrooms, 1 Bathroom
- * Beautiful Refinished Hardwood Floors (2009)
- * Fenced Deep Rear Yard
- * 31 Ft Rec Room with Angelstone Fireplace
- * Detached Garage
- * Shingles 2005
- * C/air, Wood Burning FP (WETT Certified)
- * Oil Furnace & Liner in 2000

Realty Executives Southeastern Ontario Brokerage 1040 Gardiners Rd. Kingston, ON K7P-1R7
613-634-7653 fax 613-634-6199 E-Mail: patti@pattigray.com Web: www.pattigray.com



Be The Next Proud Owner

MLS #: 09605682

Status: Active

Price: \$199,200

Address: 316 Sutherland Dr	Municipality: Kingston	HRV System: No
Legal: Plan 1578 Lot 140 B 588 Reg	Subdivision:	Air Conditioning: Yes
Owner: The Estate of Elisabeth Mojolo	MLS Area: Rideau	Central Vac: No
Occupant: Owner	County: Frontenac	TV Tower: No
Lot Size: 69.96 ft x 117.27 ft	Postal Code: K7K 5T2	Exterior: Brick/Anglestone
Type: Bungalow	Poss: TBA	Floors: Hardwood, Vinyl & Carpet
Zoning: Res	Side of Road: East	Basement: Part Finished
Sq Ft: 1177	House Age: 36	Foundation: Block
Taxes: \$2673.78	Condo Fee: n/a	Basement Exit: No
Year: 2008	Fee Includes: n/a	Water Softener: No
Waterfront: No	Heating Cost: \$2300	Water Treat Equip: No
In Law Suite: No	Heat: Forced Air	UV Light: No
Storage Shed: No	Fuel: Oil	Water Source: Municipal
Yard Fenced: Yes	Oil Tank Date: 2005	Well GPM: n/a
# of Rooms:	# Amps: 100	Sewage: Municipal
Bedrooms: 3	Roof: Asphalt	Tile Bed Age: n/a
Bathrooms: 1	Circuit Breakers: No	Pool Type: n/a
High Efficient: Yes	Hot Water Tank Rental: Yes	Garage/Parking: 1 Car Detached Garage
Ensuite: No	Hot Water Tank Fuel:	Driveway Width: Single
Chattels:		Driveway Surface: Paved

Rental Equipment: hot water tank

MLS Remarks: In close proximity to the new shopping centre, across from a large park, close to a city bus route, and 2 minutes to the 401, this all brick, 1177 sq ft, bungalow features a paved drive, a detached garage and a fully fenced rear yard. With three spacious bedrooms, separate dining area, and a huge living room, the owners have recently had all the hardwood floors sanded and re-varnished and they are beautiful. There is a heatilator angel stone fireplace in the 31 ft rec rm. Yes, there is central air.



Make Your Offer!



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

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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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