

# Sensational Place To Live - Close To Everything



**318 Grandtrunk Ave**

**\$279,200**

Original price: \$279,200

MLS area: 35

MLS#: 08606604

BG#: 318g

## Features

- \* 1275 Sq Ft, 2000 Sq Ft Finished
- \* Master Bedroom with Ensuite Bath
- \* Completely Finished Top to Bottom
- \* Patio Doors to Composite Deck
- \* 2 + 2 Bedrooms, 3 Bathrooms (Ensuite)
- \* Single Garage, Entry to House
- \* Efficient Gas Heating
- \* Concrete Curbs, Paved Drive
- \* 2 - 100 Amp Boxes
- \* Microwave, Fridge, Stove, Dishwasher
- \* Fully Fenced Rear Yard
- \* Central Air

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# Fully Fenced Rear Yard

MLS #: 08606604

Status: Active

Price: \$279,200

Address: 318 Grandtrunk Ave E.  
Legal: See Notes  
Owner: John Pollock  
Occupant: Owner  
Lot Size: 40.03 ft x 104.99 ft  
Type: Elevated Bungalow Zoning: Res  
Sq Ft: 1275  
Taxes: 2832.96 Year: 2008  
Waterfront: No  
In Law Suite: No  
Storage Shed: No Yard Fenced: Yes  
# of Rooms: 10  
Bedrooms: 2 Below: 2  
Bathrooms: 3 Half Bath:  
High Efficient: Yes  
Ensuite: Yes  
Chattels: Microwave, fridge, stove,  
and dishwasher.

Municipality: Kingston  
Subdivision:  
MLS Area: 35  
County: Frontenac  
Postal Code: K7M 9E2  
Poss: TBA  
Side of Road: East  
House Age: 6  
Condo Fee: n/a  
Fee Includes: n/a  
Heating Cost: \$1095.40 for 07  
Heat: Forced Air  
Fuel: Gas  
Oil Tank Date: n/a  
# Amps: 100 x 2  
Roof: Asphalt  
Circuit Breakers: Yes  
Hot Water Tank Rental: Yes  
Hot Water Tank Fuel: Gas

HRV System:  
Air Conditioning: Yes  
Central Vac: No  
TV Tower: No  
Exterior: Brick/Siding  
Floors: Carpet & Vinyl  
Basement: Fully Finished  
Foundation: Poured Concrete  
Basement Exit: No  
Water Softener: No  
Water Treat Equip: n/a  
UV Light: n/a  
Water Source: Municipal  
Well GPM: n/a  
Sewage: Municipal  
Tile Bed Age: n/a  
Pool Type: n/a  
Garage/Parking: Attached  
Driveway Width: Single  
Driveway Surface: Paved

Exclusions:

Rental Equipment: HWT

Directions:

MLS Remarks:

Talk about gorgeous and in "move in" condition, this 2 bedroom up, 2 bedrooms down, and 3 bath, 6 yr old bungalow is in a very convenient west end neighbourhood, minutes to either the main shopping center or the significant big box stores. Open concept living, dining room and kitchen and with a professionally finished rec rm, this home provides 2000 sq ft of air conditioned living space and a composite deck with gas BBQ hook up for those more relaxing times.

Notes: Legal Description: Part 1 Plan of lot 53 RP 13-26



Make Your Offer!



Listing Broker: Patti Gray, Broker / Administration Bob Bankosky, Broker of Record

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