

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

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



Open Concept Living Room & Kitchen



**REALTY
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Kitchen & Eating Area



Patio Doors to Deck



Main Floor Bedrooms



Main Floor Bathrooms

3 Piece Ensuite



4 Piece

Lower Level Bedrooms & Bathroom



3 Piece

Rec Room



Utilities



Fully Fenced



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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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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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