

Incredible Value In Waterfront



319 Carpenter's Point

\$249,900

Original price: \$249,900

MLS area:04

MLS#: 10603892

BG#: 319c

Features

- * 100 Ft Frontage On Water
- * 3+2 Bedrooms, 1 1/2 Baths
- * Upgraded Kitchen Cabinets
- * Waterfront View From Master
- * 3 Season Sun Room
- * Sun Rm Has Vertical Window System
- * Finished Lower Level
- * Oversized Deck
- * Woodstove In Living Room
- * Detached Garage 18' x 24'

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



Living Room



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View From Living Room



Kitchen and Dining Area



Master Bedroom



Master Bedroom View

Bedrooms



Bathrooms



4 pc bath



2pc Bath off the Second Bedroom

Sun Room



View From Sun Room



Recreation Room



Lower Bedroom– 2 Windows



Lower Level



Bedroom



Exercise Room

Rear View—A/G pool



View of The Shipping Channel



Garden Shed

Deck



Waterfront



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Laundry & Utilites



View From Deck



Measurements and Room Information

Level	Room	Length	Width	Flooring	Comments
M	Living Room	18'4	12'6	carpet	Man Door To Deck, Woodstove
M	Kitchen	19'6	8'9	laminat	
M	Bath 4 pc	7'10	7'10		Acrylic Tub
M	Master Bedroom	13'10	10'10	carpet	Patio Doors To Deck
M	Bedroom (2)	11'4	8'1	carpet	
M	2 pc Bathroom	4'8	4'10	Laminat	Second Bedroom Ensuite
M	Bedroom (3)	13'2	9'2	carpet	
L	Bedroom (4)	13'6	11'6	carpet	
L	Bedroom (5)	11'9	12'2	carpet	Two Windows
L	Games	18'2	11'9	carpet	
L	Exercise	8'0	7'0		
L	Laundry	11'8	8'0	Carpet	
M	Sun Room	22'0	11'6	Deck Board	Vertical Window System (Weather Wall)



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INCREDIBLE VALUE IN WATERFRONT	
Price: \$249,900	MLS® #: 10603892
Status: Active	Sale Type:
Property For: Sale	Occupancy: Owner
	Waterfront: Yes
Address: 319 CARPENTER POINT RD	
City: WOLF ISLAND, FRONTENAC, K0H 2Y0	
Legal Descr.: LOT 14 PLAN 1814,	
District: 04 - The Islands	Age (Yrs): 16
Zoning: RUR RES	Approx SqFt:
Taxes: 1843	Lot Size: 100 X 503.47
Tax Year: 2009	Acreage: 1.1
	Side of Road: South
List.Date: 17-MAY-2010	Possession: TBA

Directions From Ferry turn left onto hwy 96, at 8th line turn right (south) to Reed's Bay Rd. turn left (east) to 9th line, turn right (south) onto 9th line, left (east) onto Carpenter Point.

Bedrooms: 3+2	Exterior: Vinyl	Fireplace Type: Wood Stove
Bathrooms: 1 \ 1	Roof: Shingles - Asphalt	# of Fireplaces: 1
Amperage:	Foundation: Block	Exterior Features: Deck, Landscaped, Screened Porch, Storage Shed(s)
Access: Municipal Road, Waterfront Owned	Basement: Full	Services Avail: Hydro, Telephone
Type: Single Family	Bsmnt Features: Fully Finished	Pool: Above Ground
Style: Elevated 1 Storey, Detached	Heating: Baseboard	Flooring: Carpet, Ceramic
Property Size: 1.0 -2.99 Acres	Fuel - Heating: Electric	Site Features: Water Front
Building Age: 11-25	Water Supply: Well - Drilled	Doc's Available: S.P.I.S, Building Location Survey
Construction: Frame	Sewer Type: Septic Installed	
Garage: Detached	Rentals: Water Filter	
Garage Features: 1-1/2	Hot Water Heating: Electric	
Driveway/Parking: Single Wide	Indoor Features:	
# Parking Spaces:	Energy Code:	

Waterfront Name: LAKE ONTARIO	Shoreline: Shallow, Rocky	Waterfront Features: Beach
Water Frontage: 100		

Property Manager:	Condo Fees Incl.:	Storage:
Phone:	Common Elements:	WaterView:
Condo Fees:		Pets:

Chattels Included
Fixtures Excluded
Public Remarks On the water facing the shipping channel is this well cared for 3+2 bedroom, year round bungalow featuring a large 3 season porch with vaulted ceilings. Walk in the front door and be totally awe struck by the panoramic water view from the entry, the updated kitchen and living room out to the water. The master has a spectacular water view through the patio doors which lead to the huge deck also facing the water. The lower level is finished and there is a garage and an a/g pool. Just a short walk to the golf course, this is what life is about!
Internal Remarks Please make showing appointemnts day before, thanks.

Floor	Room	Size	Floor	Room	Size
MLEVL	LIVIN	18'4 X 12'6	LLEVL	BEDRM	13'6 X 11'6
MLEVL	KITCH	19'6 X 8'9	LLEVL	BEDRM	11'9 X 12'2
MLEVL	BATH4	7'10 X 7'10	LLEVL	RECRM	18'2 X 11'9
MLEVL	MBED	13'10 X 10'10	LLEVL	OTHER	8'0 X 7'0 EXERCISE
MLEVL	BEDRM	11'4 X 8'1	LLEVL	LAUND	11'8 X 8'0
MLEVL	EBTH2	4'8 X 4'10	MLEVL	OTHER	22'0 X 11'6 SUN RM
MLEVL	BEDRM	13'2 X 9'2			

Seller Name: JOHN IVALL	Home Tel.:	Bus.Tel.:
Seller Name: BARBARA IVALL	Home Tel.:	Bus.Tel.:

Listing Office: REALTY EXECUTIVE SOUTHEASTERN ONTARIO, BROKERAGE - K148 613 634-7653	Listing Agent: PATTI GRAY 613-634-7653 patti@pattigray.com
Website: http://pattigray.com	Website: http://www.pattigray.com

CSO: **2.5**

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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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