

Jam Packed with Extras



3294 Van Order Rd

\$299,200

Original price: \$299,200

MLS area: 44

MLS#: 08608430

BG#: 3294v

Features

- * All Brick Exterior
- * Extensive Use of Hardwood & Ceramic
- * 2007 Kitchen Aid Dishwasher
- * Island Kitchen with Solarium
- * Central Air, Heat Pump
- * 2 Yr Old Well Treatment System, UV Light
- * Huge Master with Walk In Closet
- * Whirlpool Tub and Separate Shower
- * 2008 Pellet Stove (Anniversary Edition \$5000)
- * 18 x 34 Kidney Pool - 2008 Pool Liner \$6000
- * Lower Level Walk-Out to Garage
- * 3 Yr old Shingles, 2 Yr old Septic System

Realty Executives Southeastern Ontario Brokerage 1040 Gardiners Rd. Kingston, ON K7P-1R7
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Entertain Under the Stars

MLS #: 08608430

Status: Active

Price: \$299,200

Address: 3294 Van Order Rd	Municipality: Kingston	HRV System:
Legal: 7 Part Lot 1 Conc 7	Subdivision:	Air Conditioning: Yes
Owner: Wayne & Deborah Freeman	MLS Area: 44	Central Vac: No
Occupant: Owner	County: Frontenac	TV Tower: No
Lot Size: 104 ft x 210 ft	Postal Code: K0H 1M0	Exterior: Brick
Type: Elevated Bungalow Zoning: Res	Poss: TBA	Floors: Hardwood, Carpet & Ceramic
Sq Ft: 1575	Side of Road: North	Basement: Fully Finished
Taxes: 3095.79	House Age: 25	Foundation: Block
Year: 2008	Condo Fee: n/a	Basement Exit: Yes
Waterfront: No	Fee Includes: n/a	Water Softner: Yes
In Law Suite: No	Heating Cost:	Water Treat Equip: Yes
Storage Shed: No	Heat: Forced Air	UV Light: Yes
# of Rooms:	Fuel: Electric	Water Source: Drilled Well
Bedrooms: 2	Oil Tank Date: n/a	Well GPM: 4 +
Below: 1	# Amps: 200	Sewage: Septic
Bathrooms: 2	Roof: Asphalt	Tile Bed Age:
Half Bath:	Circuit Breakers: Yes	Pool Type: In-Ground
High Efficient:	Hot Water Tank Rental: Yes	Garage/Parking: 2 Car Attached
Heat Pump: Yes	Hot Water Tank Fuel: Electric	Driveway Width: Double
Ensuite: Yes	Driveway Surface: Paved	
Chattels: dishwasher, microwave, ceiling fans, all light fixtures, all window coverings, pellet stove, pool equipment and storage box.		

Exclusions: hot tub & garden lighting

Rental Equipment: HWT

Directions: Highway #38 to Van Order Rd, turn right, property is on the left.

MLS Remarks:

Just ten minutes from the Cat Town Centre and located near the end of a dead end road is this south facing, brick, elevated bungalow with double car garage with entrance to lower level. The backyard is private and features a spectacular inground pool with a new liner for you to enjoy. With over 3000 sq ft of finished space, this 2+1 bedroom home features ceramic and hardwood floors, heat pump, beautiful island kitchen with solarium, updated shingles, 2 yr old septic and to keep you warm at night a 2007, top of the line, pellet stove.



Make Your Offer!



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

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