

# 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  
613-634-7653 fax 613-634-6199 E-Mail: patti@pattigray.com Web:www.pattigray.com



# Front Foyer



# Living & Dining Room



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# Kitchen with Solarium Eating Area



# Master with Walk-In Closet



# Secondary Bedroom



# 5 Piece Bathroom with Jacuzzi Tub



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# Lower Level



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# Rec Room



# Lower Level Bedroom



# Lower Level Laundry & Bathroom



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# Utilities



# Serenity



# Everyday Is A Vacation



Hot Tub



# Put Splash In Your Life

34 x 18 Kidney Shaped Pool



# Measurements and Room Information

Level	Room	Length	Width	Flooring	Comments
M	Living Room	16' 0	14' 2	Carpet	
M	Dining Room	11' 2	10' 0	Carpet	
M	Kitchen	18' 5	15' 8	Ceramic	European cabinets, Kitchen Aid dishwasher, island, ceiling fan
M	Main Bathroom	15' 7	9' 4	Ceramic	Double sink, whirlpool tub, separate shower
M	Master Bedroom	16' 3	14' 0	Hardwood	9' 4 x 9 walk-in, ceiling fan
M	Bedroom (2)	11' 6	10' 7	Hardwood	Double closet, ceiling fan
L	Bedroom (3)	11' 8	9' 0	Laminate	Ceiling fan
L	Laundry/Bathroom	11' 0	7' 8	Ceramic	Separate sink and shower
L	Rec Room	27' 0	15' 4	Carpet & Ceramic	Pellet stove (2007), pot lights
L	Lower Foyer	12' 6	5' 0	Ceramic	
L	Storage Room	22' 3	9' 0	Ceramic	Exit to garage, lots of closet space



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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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# 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  
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*Have A Nice Day !*



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