

City Condo Near City Bus Route



334 Queen Mary Rd. Unit 301

\$159,200

Original price: \$159,200

MLS area:25

MLS#: 16605773

BG#: 334q301

Features

- * Two Bedroom , South Facing
- * Near Cataraqui Conservations & Trails
- * End Unit
- * Private Balcony
- * In Unit Storage
- * Wall Mounted Air Conditioning
- * Exercise & Party Rooms
- * Walking Distance to Frontenac Mall

Measurements and Room Information

Address:334Q301

Level	Room	Length	Width	Flooring	Comments
	Living Room	16'0	11'6	Carpet	Window a/c unit
	Dining Room	9'0	7'6	Dark parquet	
	Kitchen	7'8	7'0		White Cabinets
	Hall			Ceramic	
	Master Bedroom	12'0	11'10	Carpet	Ceiling Fan
	Bedroom (2)	10'5	9'0	Carpet	
	4 pc Bath	8'0	5'0	Ceramic	
	Storage	5'4	4'0		



1040 Gardiners Rd.
 Kingston, Ont. K7P-1R7
 Office 613-634-7653
 E-Mail: patti@pattigray.com
 Web: www.pattigray.com



Residential		EASY LIVING	
Price:	\$159,200	PIN / MLS® #:	16605773
Status:	Active	Pin:	1
		Roll #:	101106001001427
		Brokerage File #:	
Address:		334 QUEEN MARY RD # 301	
City:		KINGSTON, K7M 7E7	
Property Known As:	ADMIRAL'S WALK	Major Area:	Kingston and Area
Side of Road:	West	District:	Kingston
Lot Size:	1 X	Subdistrict:	25 - West Sir John A Blvd
Approx. Sq Ftg Range:		Zoning:	RES
Occupancy:	Tenant	Elementary School:	
		Secondary School:	
List Date:	10-JUN-2016	Possession:	JULY 30,2016
Days on Market:			

Property Overview

Set on the edge of the conservation area and trails is this brick condo building called "Admirals Walk on the Park". This 2 bedroom, third floor, end unit faces south east with a private balcony. There is an a/c unit, fridge, stove and dishwasher, in unit storage, and the hallway, kitchen and bathroom have easy care, neutral colored ceramic flooring. Close to a bus route, shopping, parks and amenities, this condo building features parking, common party room, exercise room, spacious entryway, and shows pride of ownership. There are laundry facilities on each level of this building. Make your apt today!

Showing Instructions

Lockbox,

Legal Description

UNIT 14, LEVEL 3 FRONTENAC CONDOMINIUM PLAN NO 8; PTS LTS 15&16, CON 2, PTS 1-3 13R4287 (SEE REMARKS)

Inclusions

Ceiling Fan(s) /

Exclusions

tenants possessions

Realtor Remarks

More fully described in Schedule 'A' of Declaration FR341044; Kingston Tenant Occupied, Please make appointments in time to provide the tenant with 24 hr notice.

Type:	Single Family	1st Heat Source:		Foundation/Bsmt:	Concrete
Style:	Condo Apartment	2nd Heat Source:		Roof:	Membrane
Title To Land:	Condominium	HVAC Features:		Flooring:	Carpet, Ceramic, Hardwood
Property Size:	N/A	Water:	Municipal Installed	Interior Features:	
Land Features:	Conservation	Sewage:	Municipal Installed	Exterior:	Brick
Accessory Buildings:		Garage Type:		Exterior Features:	Balcony
Services:	Cable, Electrical, Garbage Pick-Up, Internet High Spd, Street Lights	Driveway:	Paved, Visitor Parking	Access:	Municipal Road
Rental Equipment:	None	Documents On File:			
		Easements/Restrictions:			
Total # Of Bedrooms:	2+0	Sign:	No	Property For:	Sale Sale Type:
Full/Half Baths:	Full:1 Half:0	UFFI:	NO	Approx. Age Range:	
# Of Kitchens:	1	Vermiculite:	NO	Interest Bearing Trust Account:	NO
		Garage:	No		

Floor	Room	Size	Floor	Room	Size
MLEVL	LIVING ROOM	16'0 X 11'6	MLEVL	BEDROOM	10'5 X 9'0
MLEVL	DINING ROOM	9'0 X 7'6	MLEVL	4 PIECE BATHROOM	8'0 X 5'0
MLEVL	KITCHEN	7'8 X 7'0	MLEVL	STORAGE	5'4 X 4'0
MLEVL	MASTER BEDROOM	12'0 X 11'10			

Full Assessed Value:	\$140000	Current Assessed Value:	\$140000 (2016)	Taxes:	\$1918 (2016)	Improvements:	
Road Maintenance Fee:	0	Association Fee:					

Monthly Condo Fees:	268.00	Property Management Company:	CLERMONT VENTURE	Phone:	
Parking Space #:	1	Locker #:		Special Assessment:	No

Condo Fees Include: **Ext. Maintenance, Garbage Removal, Rec. Facility, Snow Removal, Water/Sewer** Condo Elements: **Balcony, Elevators, Exercise Room, Laundry, Outdoor Parking**

Seller Name: **LAWRENCE CHOY** Seller Name: **MARGRIT CHOY**

Listing Office: **REALTY EXECUTIVES 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>**

Co-Operating Broker Commission: **2.0**

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Disclosure

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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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