

Tucked Into The Trees



3647 Stagecoach Road

\$299,200

Original price: \$299,200.

MLS area: 47

MLS#: 10605018

BG#: 3647s

Features

- * 1716 sq ft
- * 4 main floor bedrooms
- * Beautiful maple kitchen
- * Open concept layout
- * Hardwood, ceramic and carpet flooring
- * A/g pool, deck, shed
- * 200 amp electrical service
- * 32 ft by 28 ft garage
- * Finished rec rm
- * Cable TV, high speed internet

Measurements and Room Information

3647 Stagecoach Rd.

Level	Room	Length	Width	Flooring	Comments
M	Living Room	12'6	11'9	Strip Hwd	
M	Dining Room	9'11	10'0	Strip Hwd	
M	Sitting Area	9'6	8'6	Strip Hwd	
M	Kitchen	17'0	11'9	Ceramic	
M	Front Foyer	11'0	6'0	Strip Hwd	
M	3 pc Bathroom	7'7	6'0	Ceramic	
M	Rear Foyer	9'0	6'0	Ceramic	
M	Master Bedroom	27'6	11'7	Carpet	
M	Bedroom 2	9'10	11'10	Carpet	
M	Bedroom 3	9'3	10'6	Carpet	
M	Bedroom 4	9'7	12'0	Carpet	
M	4 pc Bath	9'3	6'7	Cushion	
L	Recreation Rm	23'3	18'10	Carpet	Woodstove
L	Walkin Closet	11'7	4'6	Carpet	
L	Laundry	21'2	8'3	Laminate	
L	Utility	17'0	11'6	Plywood	
	Utility				



1040 Gardiners Rd. Kingston, Ont. K7P-1R7
 613-634-7653 fax 613-634-6199
 E-Mail: patti@pattigray.com
 Web: www.pattigray.com



Price: \$299,200	MLS® #: 10605018
Status: Active	Sale Type:
Property For: Sale	Occupancy: Owner
Waterfront: No	
Address: 3647 STAGECOACH RD	
City: HARROWSMITH, SOUTH FRONTENAC, K0H 1V0	
Legal Descr.: PART LOT 3, CONC 2, PLAN 13R6705	
District: 47 - Frontenac South	Age (Yrs):
Zoning: RES	Approx SqFt:
Taxes: 1881	Lot Size: 150 X 450
Tax Year: 2010	Acreage: 1.549
Side of Road: West	
List.Date: 24-JUN-2010	Possession: TBA

Directions From Sydenham rd turn West on Railton Rd, South onto Stagecoach.

Bedrooms: 4+0	Exterior: Vinyl	Fireplace Type:
Bathrooms: 2 \ 0	Roof: Shingles - Asphalt	# of Fireplaces:
Amperage: 200	Foundation: Block	Exterior Features: Deck, Landscaped
Access: Municipal Road	Basement: Partial	Services Avail: Hydro, Telephone
Type: Single Family	Bsmnt Features: Partly Finished	Pool: Above Ground
Style: 1 Storey, Detached	Heating: Forced Air, Furnace	Flooring: Carpet, Ceramic, Hardwood, Laminate
Property Size: 0.5 -0.99 Acres	Fuel - Heating: Oil	Site Features: Softwood Bush, Landscaped
Building Age: 11-25	Water Supply: Well - Drilled	Doc's Available: S.P.I.S, Land Survey, Septic Documents
Construction: Frame	Sewer Type: Septic Installed	
Garage: Attached	Rentals: Water Heater	
Garage Features: Double	Hot Water Heating: Electric	
Driveway/Parking: Single Wide	Indoor Features: Built-In Dishwasher	
# Parking Spaces:	Energy Code:	

Waterfront Name:	Shoreline:	Waterfront Features:
Water Frontage:		

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

Chattels Included
Fixtures Excluded
Public Remarks Talk about terrific, this 1716 sq ft, 4 bedroom bungalow, set in the trees, has experienced two well thought out additions over the years that blend beautifully. The kitchen addition with open concept layout features an abundance of maple cabinetry with extras such as the large pantry and desk, the master was the other. There is a finished rec rm as well as an a/g pool. For the toys, there is a 32 by 28 ft garage and workshop. Convenient to both Kingston and Sydenham, this home is worth your interest.
Internal Remarks Please arrange for showings preceeding day, thank you.

Floor	Room	Size	Floor	Room	Size
MLEVL	LIVIN	12'6 X 11'9	MLEVL	BEDRM	9'10 X 11'10
MLEVL	DINRM	9'11 X 10	MLEVL	BEDRM	9'3 X 10'6
MLEVL	KITCH	11'9 X 17'0	MLEVL	BATH4	6'7 X 9'3
MLEVL	BATH3	6'0 X 7'7	LLEVL	RECRM	23'3 X 18'10
MLEVL	OTHER	6' X 9' (REAR FOYER)	LLEVL	OTHER	4'6X11'7 (CLOSET)
MLEVL	OTHER	9'6 X 8'6 (SITTING)	LLEVL	LAUND	21'2 X 8'3
MLEVL	MBED	11'7 X 27'6	MLEVL	OTHER	11'6 X 17'0 (UTILITY)
MLEVL	BEDRM	9'7 X 12'0			

Seller Name: MARK BASHALL	Home Tel.:	Bus.Tel.:
Seller Name: SUZANNE BASHALL	Home Tel.:	Bus.Tel.:

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

CSO: **2.0**

The information contained on this listing form is from sources believed to be reliable. However, it may be incorrect. This information should not be relied upon by a buyer without personal verification. The brokers and agents and members of the Kingston and Area Real Estate Association. assumes no responsibility for its accuracy. (25-JUN-2010 10:09 EDT)

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 !



Brokerage: REALTY EXECUTIVES SOUTHEASTERN ONTARIO
1040 Gardiners Rd. Kingston, Ont. K7P-1R7
613-634-7653 fax 613-634-6199
E-Mail: patti@pattigray.com