

La Salle Park Opportunity



375 Days Rd.

\$ 194,900

Original price: \$214,200

MLS area: 28

MLS#: 11604710

BG#: 375d

Features

- * **Brick**
- * **Hardwood Floors Main Level**
- * **3+1 Bedrooms**
- * **Two 4pc Baths, One 3 pc Bath**
- * **Ceramic Kitchen Counter Top**
- * **Original Coved Ceilings**
- * **Up Dated Electrical Panel**
- * **Partially Finished Lower Level**
- * **4 Season Sun Room**
- * **Dble Garage, Garden Shed**

Measurements and Room Information

375 Days Rd.

Level	Room	Length	Width	Flooring	Comments
M	Living Room	13'7	10'10	Strip Hwd	
M	Dining Room	8'6	8'2	Strip Hwd	
M	Kitchen	11'5	9'5	Cushion	
M	Front Foyer				
M	Master Bedroom	11'1	10'7	Strip Hwd	
M	Bedroom (2)	8'8	7'9	Strip Hwd	
M	Bedroom (3)	11'1	7'7	Strip Hwd	
M	Bath 4 pc	8'0	5'6	Cushion	
M	Sun Room	24'6	8'8		
M	Bath 4 pc	8'0	5'0	Cushion	
L	Laundry	9'6	6'5	Ceramic	
L	Rec Rm	17'9	15'9	Hwd	
L	Storage Rm / Den	8'0	7'0		
L	Utility	7'2	6'3		
In-Law	Separate Entrance at Side Of House				
L	Kitchen	6'4	4'2	ceramic	
L	Living Rm	12	10		
L	Bedroom	7'0	10'	hwd	
L	Bath 3pc	3'7	7'6	ceramic	



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



IN-LAW, 2 CAR GARAGE, SUN RM	
Price: \$194,900	MLS® #: 11604710
Status: Active	Sale Type:
Property For:	Occupancy: Owner
Waterfront: No	
Address: 375 DAYS RD	
City: KINGSTON, FRONTENAC, K7M 3R5	
Legal Descr.: LOT 333 PLAN 581	
District: 28 - City Southwest	Age (Yrs):
Zoning: RES	Approx SqFt:
Taxes: 2554	Lot Size: 66 X 115 FT
Tax Year: 2009	Acreage:
Side of Road: West	
List.Date: 27-June-2011	Possession: TBA

Directions

Bedrooms: 3+1	Exterior: Brick	Fireplace Type:
Bathrooms: 3 \ 0	Roof: Shingles - Asphalt	# of Fireplaces:
Amperage: 100	Foundation: Block	Exterior Features: Fenced, Storage Shed(s)
Access: Municipal Road	Basement: Full	Services Avail: Bus Service, Cable TV, Garb Pick-Up, Gas (Natural), Hydro, Street Lights, Telephone, High Speed Internet
Type: Single Family	Bsmnt Features: Fully Finished	Pool:
Style: 1 Storey, Detached	Heating: Forced Air, Furnace	Flooring: Carpet, Hardwood, Lino / Vinyl
Property Size: Under 0.5 Acres	Fuel - Heating: Gas (Natural)	Site Features:
Building Age: 26-50	Water Supply: Municipal	Doc's Available: S.P.I.S
Construction:	Sewer Type: Municipal	
Garage: Attached	Rentals: Water Heater	
Garage Features: Double	Hot Water Heating: Gas (Natural)	
Driveway/Parking: Single Wide	Indoor Features: Walkout Basement	
# 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 With 3+1 bedrooms plus a potential in law suite with separate entry, this home features hardwood floors, 3 bathrooms, and a 4 season sun room overlooking the rear yard. There is an oversized double car garage, a nice sized rear yard and more. With a finished lower level to entertain your guests in this home awaits your interest
Internal Remarks Please Make showing appointment day before, thanks.

Floor	Room	Size	Floor	Room	Size
MLEVL	LIVIN	13'7 X 10'10	LLEVL	RECRM	17'9 X 15'9
MLEVL	DINRM	8'6 X 8' 2	LLEVL	OTHER	8'0 X 7'0 (DEN)
MLEVL	KITCH	11'5 X 9'5	LLEVL	LAUND	9'6 X 6'5
MLEVL	MBED	11'1 X 10'7	LLEVL	OTHER	7'2 X 6'3 (UTILITY)
MLEVL	BEDRM	8'8 X 7'9	LLEVL	KITCH	6'4 X 4'2
MLEVL	BEDRM	8'0 X 7'7	LLEVL	LIVIN	12' X 10'0
MLEVL	BATH4	8'0 X 5'6	LLEVL	DEN	10'0 X 7'0
MLEVL	OTHER	24'6 X 8'8 (SUNRM)	LLEVL	BATH3	7'6 X 3'7
MLEVL	BATH4	8'0 X 5'0			

Seller Name: PATTI TAYLOR	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**

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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.

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Have A Nice Day !



Brokerage: REALTY EXECUTIVES SOUTHEASTERN ONTARIO
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E-Mail: patti@pattigray.com