

Tired Of Renting



383 Days Rd.

\$189,200

Original price:

MLS area: 28

MLS#: 10603683

BG#: 383d

Features

- * Brick / Alum Exterior
- * 3 Bedrooms, Hardwood Floors
- * High Efficient Gas Furnace
- * Huge Rear Yard
- * Lot is 66 ft frontage and a depth of 115 ft.
- * Shingles 2003
- * Upgraded Electrical Panel
- * Underdeveloped Lower Level
- * On Bus Route
- * Close To Shopping, Churches, Parks



Price: \$189,200	MLS® #: 10603683
Status: Active	Sale Type:
Property For:	Occupancy: Owner
	Waterfront: No
Address: 383 DAYS RD	
City: KINGSTON, FRONTENAC, K7M 3R5	
Legal Descr.: LOT 335 PLAN 581	
District: 28 - City Southwest	Age (Yrs): 40+
Zoning: RES	Approx SqFt:
Taxes: 2217	Lot Size: 66 FT X 115 FT
Tax Year: 2009	Acreage:
	Side of Road: West
List.Date: 11-MAY-2010	Possession: TAB

Directions Days Rd runs between Front Rd and Bath Rd. Home on west side

Bedrooms: 3+0	Exterior: Brick/Siding	Fireplace Type: None
Bathrooms: 1 \ 0	Roof: Shingles - Asphalt	# of Fireplaces:
Amperage: 100	Foundation: Block	Exterior Features:
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: Unfinished	Pool:
Style: 1 Storey, Detached	Heating: Forced Air, Furnace, Energy Efficient	Flooring: 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:
Construction: Frame	Sewer Type: Municipal	
Garage: None	Rentals: Water Heater	
Garage Features: Not Applicable	Hot Water Heating: Gas (Natural)	
Driveway/Parking: Single Wide	Indoor Features:	
# 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 This three bedroom brick home in LaSalle Park has been lived in by the same owners for thirty nine years. The furnace, shingles and electrical panel have all had recent updates. The driveway is paved and there is a very large rear yard. A little sweat equity will garner a return
Internal Remarks Please Make Showing Day Before. Note: Owners are elderly and will not be able to leave for the showing.

Floor	Room	Size	Floor	Room	Size
MLEVL	LIVIN	17'0 X 10'4	MLEVL	BEDRM	8'11 X 9'0
MLEVL	KITCH	11'0 X 6'2	MLEVL	BEDRM	8'0 X 12'6
MLEVL	KITCH	6'5 X 9'3 EATING AREA	MLEVL	BATH4	8'0 X 5'0
MLEVL	MBED	9'1 X 12'6			

Seller Name: DOUG GERROND	Home Tel.:	Bus.Tel.:
Seller Name: ELAINE GERROND	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. (14-MAY-2010 08:09 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