

Laid Back Country Living



3929 Wilton Rd

\$245,800

Original price: \$245,800

MLS area: 47

MLS#: 08608929

BG#: 3929w

Features

- * All Brick Bungalow
- * Backs on to Creek
- * Beside the KP Trail
- * 2 + 2 Bedrooms, 2 Bathrooms
- * Main Floor Family Room
- * Beautiful Hardwood Floors
- * Patio Doors from Eating Area to Deck
- * Pantry, Broom Closet
- * Fully Finished Rec Room
- * Propane Fireplace
- * Beautiful Perennial Gardens
- * Walking Distance to Harrowsmith

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



Living Room



**REALTY
EXECUTIVES**



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Family Room



Eat In Kitchen



Patio Door To Deck

Master Bedroom



Bedroom & Main Floor Bathroom



4 Piece

Finished Lower Level



Propane Fireplace



Lower Level Bedrooms & Bathroom



3 Piece

Utilities



All Brick



Backing On To Creek



Gazebo and Perennial Gardens



Side Entrance

Adorable and Affordable

MLS #: 08608929

Status: Active

Price: \$245,800

Address: 3929 Wilton Rd

Municipality: Harrowsmith

HRV system

Legal: Part 1 of Lot 7, Conc 4

Subdivision:

Air Conditioning

Owner: Merle & Katherine Duffy

MLS Area: 47

Central Vac

Occupant: Owner

County: Frontenac South

Tv Tower

Lot Size: 168.20 ft x 259 ft Acres: 1 acr

Postal Code: K0H 1V0

Exterior: Brick

Type: Res

Zoning:

Poss: TBA

Floors: hwd, carpet, vinyl, laminate

Sq Ft: 1400

Below:

Side of road: West

Basement: Fully Finished

Taxes: 1919.92

Year: 2007

House Age: 23

Foundation: Block

Waterfront: No

Condo Fee: n/a

Basement Exit: Yes

Sellers Info:

In law Suite:

Fee Includes: n/a

Water softner:

Storage shed:

Yard Fenced:

Heating Cost:

Water treat equip:

of Rooms:

Heat: Gas Stove + Baseboar

UV Lite:

Bedrooms: 2

Below: 2

Fuel: Propane + Electric

Water source: Drilled Well

Bathrooms: 2

Half Bath:

oil tank date: n/a

Well GPM:

High Efficient:

Heat Pump:

amps: 100

Sewage: Septic

Ensuite:

Uffi:

Roof: Asphalt

Tile bed age:

Chattels:

Circuit breakers:

Pool Type:

Hot water tank rental:

Garage / Parking: No Garage

Hot water tank fuel: Electric

Driveway width: Double

Exclusions:

Rental Equipment: HWT

Driveway surface: Gravel

Directions:

Services

MLS Remarks:

Bus service:

Cable:

Bring your big screen TV to this 1400 sq ft country home with a fabulous 21 ft main floor family room with a wall designed to accommodate one. Just fifteen minutes from Kingston and walking distance to Harrowsmith, this home features 2+2 bedrooms and 2 baths. There is a finished lower level with a cozy rec rm with gas fireplace. The master bedroom can accommodate a king size suite. Backing on to a creek and next door to the KP trail, this home is in move in condition. Hurry!

Garbage Pick-up:

Gas:

Hydro:

Street Lights:

Telephone:

High Speed:

Notes:



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
www.pattigray.com

Have A Nice Day !



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