

Waterfront—Just 5 Minutes To Town



39 Aragon Rd.

\$379,000

Original price: \$379,200

MLS area: 44

MLS#: 12601675

BG#: 39a

Features

- * 105 ft of Water Frontage
- * Lindal Cedar Home
- * Full Wall Of Windows—Waterview
- * Brick Floor To Ceiling Fireplace
- * Celestorey Windows In Living Room
- * Shingles 2005
- * Vaulted Ceilings
- * Maple Cabinetry
- * Full Lower Level
- * Main Floor Laundry

Living Room



Dining Room



Kitchen



Note: DW not operating



Master Bedroom



Bedrooms, Two & Three



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Baths



2 Pc Bath



4 pc bath

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Lower Level



Bedroom or Den



Foyer

Future Recreation Room



Work Shop—Utility Room



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Utilities



Cold Water Tank



Electric Furnace



Hot Water Tank



Electrical Panel

Rear



From Water To House



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Views



Looking To Rideau Channel



Looking West

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Land Survey 2010



From House To Road

Note: Trans Northern Pipeline Bisects Property, (north end– near road)



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View From Deck!



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Measurements and Room Information

39 Aragon Rd.

Level	Room	Length	Width	Flooring	Comments
M	Living Room	19'8	15'6	carpet	Floor To Ceiling Fireplace Vaulted Cedar Ceiling Patio Doors To Deck
M	Dining Room	10'0	9'7	cushion	Vaulted Ceiling Pass Thur To Kitchen
M	Kitchen	10'2	8'9	cushion	Maple Cabinets,
M	Master Bedroom	15'3	11'2	carpet	Door to 2 pc Bath Double Closets Vaulted Ceiling, Incredible view of water (9 ft of windows)
M	Bedroom	11'10	10'4	carpet	Vaulted Ceiling
M	Bedroom	15'3	9'8	carpet	Vaulted Ceiling
M	Bath 4 pc	7'2	5'0	cushion	
M	Bath 2 pc	4'9	5'0	cushion	Accessible from Rear Hall or Master Bedroom
M	Laundry	7'3	2'7	cushion	
L	Foyer	12'5	11'6	carpet	
L	Bedroom or Den	14'6	8'10	carpet	
L	Future Rec Rm	35'6	14'2	concrete	
L	Workshop—Utility	30'8	12'9	concrete	



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Price: \$379,000	MLS® #: 12601675
Status: Active	Sale Type:
Property For: Sale	Occupancy: Owner
	Waterfront: Yes
Address: 39 ARAGON RD	
City: KINGSTON, FRONTENAC, K0H 1S0	
Legal Descr.: PCL 1 PT LOT 39 CONC 5, PLAN 13R 19981 FROMERLY KINGSTON TOWN SHIP, NOW CITY OF KINGSTON, ROW TRANS NORTHERN PIPE LINE	
District: 44 - City North of 401	Age (Yrs):
Zoning: RES	Approx SqFt: 1500
Taxes: 4283	Lot Size: 117.29 X 692.98 IRR
Tax Year: 2010	Acreage: 1.7
	Side of Road: South
List.Date: 09-March-2012	Possession: TBA

Directions From Batersea Rd, Turn East on to Aragon Rd. 2.9K, home on right

Bedrooms: 3+1	Exterior: Cedar	Fireplace Type: Free Standing
Bathrooms: 1 \ 1	Roof: Shingles - Asphalt	# of Fireplaces: 1
Amperage: 200	Foundation: Block	Exterior Features: Deck
Access: Municipal Road, Waterfront Owned	Basement: Full	Services Avail: Cable TV, Garb Pick-Up, Hydro, Telephone, High Speed Internet
Type: Single Family	Bsmnt Features: Partly Finished	Pool:
Style: 1 Storey, Detached	Heating: Forced Air, Furnace	Flooring: Carpet, Lino / Vinyl
Property Size: 1.0 -2.99 Acres	Fuel - Heating: Electric	Site Features: Water Front
Building Age: 26-50	Water Supply: Well - Drilled	Doc's Available: S.P.I.S, Land Survey, Well Record, Septic Documents
Construction: Frame	Sewer Type: Septic Installed	
Garage: None	Rentals: None	
Garage Features: Not Applicable	Hot Water Heating: Electric	
Driveway/Parking: Single Wide	Indoor Features:	
# Parking Spaces:	Energy Code:	

Waterfront Name: RIDEAU CANAL	Shoreline: Shallow, Level	Waterfront Features:
Water Frontage: 105		

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

Chattels Included

Fixtures Excluded

Public Remarks This is a wonderful opportunity for the waterfront lover who enjoys a level lot to the water's edge. This Lindal cedar home features 3 bedrooms up and one down in need of flooring, vaulted ceilings, main floor laundry, 2 pc ensuite and a soaring stone fireplace. With a full wall of windows facing the water, this property is special and only five minutes to town.

Internal Remarks please arrange for showing preceding day, thanks

Please Do Not Drive On The Grass.

Floor	Room	Size	Floor	Room	Size
MLEVL	LIVIN	15'6 X 19'8	MLEVL	BEDRM	15'3 X 9'8
MLEVL	DINRM	9'7 X 10'0	MLEVL	LAUND	7'3 X 2'7
MLEVL	KITCH	10'2 X 8'9	LLEVL	BEDRM	14'6 X 8'10
MLEVL	BATH4	7'2 X 5'0	LLEVL	OTHER	12'5 X 11'6 (FOYER
MLEVL	BATH2	4'9 X 5'0	LLEVL	OTHER	35'6 X 14'2(FUT REC
MLEVL	MBED	15'3 X 11'2	LLEVL	OTHER	30'8 X 12'9 (UTILITY
MLEVL	BEDRM	10'4 X 11'10			

Seller Name: CHERRY ROBINSON	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: **2.0**

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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.

This Brochure can be viewed and printed from the web
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Have A Nice Day !



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