

Single Family—Semi Price



4021 Burnett Rd.

\$174,900.

MLS area: 47

MLS#:

BG#: 4021b

Original price: \$174,900

Features

- * **3.9 Acre Property**
- * **1120 Sq Ft. Bungalow**
- * **Oak Kitchen Cabinetry**
- * **Island In Kitchen, Dishwasher**
- * **2- 4 Pc Baths**
- * **3 Bedrooms Main, 2 Bedrooms Lower**
- * **Separate Lower Level Entrance**
- * **Older Kitchen In Lower Level**
- * **Two 100 amp Metered Services**
- * **1 1/2 Block Garage with 220 Volt Outlet**

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





Price: \$174,900	MLS® #: 11606538
Status: Active	Sale Type:
Property For: Sale	Occupancy: Owner
	Waterfront: No
Address: 4021 BURNETT RD	
City: VERONA, FRONTENAC, K0H 2W0	
Legal Descr.: PT LT 9-10 PORTLAND AS IN FR197163; S/T FR483756;SOUTH FRONTENAC	
District: 47 - Frontenac South	Age (Yrs): 40
Zoning: RES	Approx SqFt:
Taxes: 1	Lot Size: 699 X 531
Tax Year: 2011	IRREGULAR
	Acreage: 3.9
	Side of Road: East
List.Date: 30-AUG-2011	Possession: TBA

Directions Hwy 38, South Of Bell Rock Rd, North Of IGA Complex

Bedrooms: 3+2	Exterior: Aluminum	Fireplace Type: None
Bathrooms: 2 \ 0	Roof: Shingles - Asphalt	# of Fireplaces:
Amperage: 100	Foundation: Block	Exterior Features: Storage Shed(s)
Access: Municipal Road	Basement: Full	Services Avail: Garb Pick-Up, Hydro, Telephone, High Speed Internet
Type: Single Family	Bsmnt Features: Partly Finished	Pool:
Style: 1 Storey, Detached	Heating: Baseboard	Flooring: Carpet, Hardwood, Lino / Vinyl
Property Size: 3.0 - 9.99 Acres	Fuel - Heating: Electric	Site Features:
Building Age: 26-50	Water Supply: Well - Drilled	Doc's Available: S.P.I.S, Well Record
Construction: Frame	Sewer Type: Septic Installed	
Garage: Detached	Rentals: None	
Garage Features: 1-1/2	Hot Water Heating: Electric	
Driveway/Parking: Single Wide	Indoor Features: Built-In Dishwasher, In-Law Potential, 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 Dishwasher

Fixtures Excluded

Public Remarks For the thrifty buyer, this 3 bedroom up, 2 bedroom down bungalow has seen a remodel of the kitchen and it is light, bright and spacious with an island. Set on 3.9 acres of land with some good hunting ground, this home has the makings of an inlaw suite and was used for that purpose in years gone by. Within a short walking distance of the main grocery store, this home is located in a prime location in Verona. Also features a block garage for storage etc. The price is right!

Internal Remarks Please arrange for showing preceeding day.

Floor	Room	Size	Floor	Room	Size
MLEVEL	LIVIN	17'8 X 11'7	LLEVEL	KITCH	11'4 X 11'2
MLEVEL	KITCH	17'8 X 15'4	LLEVEL	DEN	9'0 X 9'6
MLEVEL	BEDRM	10'0 X 11'8	LLEVEL	BEDRM	10'5 X 9'0
MLEVEL	BEDRM	10'0 X 12'0	LLEVEL	OTHER	11'4 X7'1(STORAGE
MLEVEL	BEDRM	11'0 X 9'0	LLEVEL	BATH4	7'5 X 8'4
MLEVEL	BATH4	8'0 X 7'0	LLEVEL	OTHER	15'4 X 7'9(UTILITY
LLEVEL	LIVIN	13'10 X 11'0			

Seller Name: DONALD LARMON	Home Tel.:	Bus.Tel.:
Seller Name: PAMELA LARMON	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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Disclosure

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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
www.pattigray.com

Have A Nice Day !



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