

# “Move In, Do Nothing” Condition



**417 Kingsdale Ave.**

**\$ 327,200.**

Original price: \$327,200

MLS area: 35

MLS#: to come

BG#: 417K

## Features

- \* exceptional condition
- \* 4 level back split
- \* 4 bedrooms (1mn floor), 3 full bathrooms
- \* 2111 sq ft
- \* Updated windows, 5 yr old shingles
- \* Updated high eff furnace, central air
- \* Private deck off kitchen eating area
- \* Fenced yard, dble garage entry to house

# Measurements and Room Information

417 Kingsdale Ave

Level	Room	Length	Width	Flooring	Comments
M	Living Room	16'7	14'6	carpet	Cornices
M	Dining Room	13'0	13'0	Carpet	Dbl French Doors to Breakfast Area
M	Kitchen	10'0	8'6	ceramic	Dishwasher , Raywal Oak Cabinets, Fan
M	Breakfast Easting	10'3	8'6	ceramic	Patio Drs To Deck, Dble French Drs. To Dining Access to Garage
M	Front Foyer	7'0	6'0	duraceraine	Pocket Door To Kitchen
M	Family Room	11'10	22'8	carpet	Gas Fireplace, Open To Breakfast Area, Big Window
M	Den or 4th Bedroom	11'9	12'8	carpet	
M	Bath 4 pc	10'6	5'8	vinyl	
M	Laundry	7'4	5'0	vinyl	Laundry Tub
U	Master Bedroom	12'8	13'2	carpet	Fan
U	Ensuite 4 pc	10'2	5'0	vinyl	
U	Bedroom	12'2	11'6	carpet	
U	Bedroom	9'9	9'0	carpet	
U	Bathroom 4 pc	7'10	7'8	vinyl	
L	Recreation Rm	10'2	26'0	carpet	Ceiling not finished in Lower Level
L	Weight Rm	12'9	11'10	carpet	
L	Pool Table area	12'2	16'8	carpet	This room is open to the recreation area forming a "L"
L	Wine Storage	7'0	3'2	concrete	
L	Storage area	11'6	22'8	carpet	
L	Utility	12'4	22'0	concrete	



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4 LEVELS OF LIVING SPACE	
Price: <b>\$327,200</b>	MLS® #: <b>10606314</b>
Status: <b>Active</b>	Sale Type:
Property For: <b>Sale</b>	Occupancy: <b>Owner</b>
	Waterfront: <b>No</b>
Address: <b>417 KINGSDALE AVE</b>	
City: <b>KINGSTON, FRONTENAC, K7M 1Z9</b>	
Legal Descr.: <b>PT LT 11, 22,23 PLAN 1772 PT 25 PL 13R6349</b>	
District: <b>35 - East Gardiners Rd</b>	Age (Yrs): <b>22</b>
Zoning: <b>RES</b>	Approx SqFt: <b>2111</b>
Taxes: <b>4067</b>	Lot Size: <b>67.12 X 122.2 IRR</b>
Tax Year: <b>2010</b>	Acres: <b></b>
	Side of Road: <b>East</b>
List.Date: <b>21-AUG-2010</b>	Possession: <b>TBA</b>

Directions Centenial Dr. To Kingsdale		
Bedrooms: <b>4+0</b>	Exterior: <b>Aluminum, Brick</b>	Fireplace Type: <b>Gas (Natural)</b>
Bathrooms: <b>3 \ 0</b>	Roof: <b>Shingles - Asphalt</b>	# of Fireplaces: <b>1</b>
Amperage: <b>100</b>	Foundation: <b>Block</b>	Exterior Features: <b>Deck, Fenced, Landscaped</b>
Access: <b>Municipal Road</b>	Basement: <b>Full</b>	Services Avail: <b>Bus Service, Cable TV, Garb Pick-Up, Gas (Natural), Hydro, Street Lights, Telephone, High Speed Internet</b>
Type: <b>Single Family</b>	Bsmnt Features: <b>Partly Finished</b>	Pool:
Style: <b>Back Split 4 lvl, Detached</b>	Heating: <b>Forced Air, Energy Efficient</b>	Flooring: <b>Carpet, Ceramic, Lino / Vinyl</b>
Property Size: <b>Under 0.5 Acres</b>	Fuel - Heating: <b>Gas (Natural)</b>	Site Features: <b>Conservation, Park, Landscaped</b>
Building Age: <b>11-25</b>	Water Supply: <b>Municipal</b>	Doc's Available: <b>S.P.I.S, Building Location Survey</b>
Construction: <b>Frame</b>	Sewer Type: <b>Municipal</b>	
Garage: <b>Attached</b>	Rentals: <b>Water Heater</b>	
Garage Features: <b>Double</b>	Hot Water Heating: <b>Gas (Natural)</b>	
Driveway/Parking: <b>Double Wide, Paved</b>	Indoor Features: <b>Built-In Dishwasher, Central A/C, Central Vacuum</b>	
# 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, Fans, Airconditioner, Central Vac, Garage Door Operator  
**Fixtures Excluded** Living Room Electric Fireplace  
**Public Remarks** In impeccable condition this 4 bedroom, 3 bath, mid city, 4 level back split features a 23 ft, main floor family room with gas fireplace. With oversized windows, main floor laundry, full ensuite bath, cove moldings, c/air, c/vac, 2 yr old high efficient gas furnace, 2 car attached garage with entry to the house and a separate bath and bedroom for your in-law, this home has so much to offer you and your family.  
**Internal Remarks** Please make showing appointments day before, Thanks Please Keep Cats In Lower Level

Floor	Room	Size	Floor	Room	Size
MLEVL	LIVIN	14'6 X 16'7	ULEVL	BEDRM	9'0 X 9'9
MLEVL	DINRM	13'0 X 13'0	ULEVL	EBTH4	5'0 X 10'2
MLEVL	KITCH	10'0 X 8'6	ULEVL	BATH4	7'10 X 7'8
MLEVL	KITCH	10'3 X 8'6 (BREAKFAST	LLEVL	RECRM	10'2 X 26'0
MLEVL	FAMRM	11'0 X 22'8	LLEVL	RECRM	12'2 X 16'8 POOL TABL
MLEVL	DEN	11'9 X 12'8	LLEVL	OTHER	12'9 X 11'10 WEIGHT
MLEVL	BATH4	5'8 X 10'6	LLEVL	OTHER	3'2X7'0 WINE
MLEVL	LAUND	7'4 X 5'0	LLEVL	OTHER	11'6 X 22'8 STORAGE
ULEVL	MBED	12'8 X 13'2	LLEVL	OTHER	12'4 X 22'0 UTILITIES
ULEVL	BEDRM	12'2 X 11'6	MLEVL	OTHER	7'0X6'0 FRONT FOYER

Seller Name: <b>MICHAEL NOTMAN</b>	Home Tel.:	Bus.Tel.:
Seller Name: <b>PATRICAI NOTMAN</b>	Home Tel.:	Bus.Tel.:

Listing Office: <b>REALTY EXECUTIVE SOUTHEASTERN ONTARIO, BROKERAGE - K148 613 634-7653</b> Website: <a href="http://pattigray.com">http://pattigray.com</a>	Listing Agent: <b>PATTI GRAY 613-634-7653</b> <a href="mailto:patti@pattigray.com">patti@pattigray.com</a> Website: <a href="http://www.pattigray.com">http://www.pattigray.com</a>
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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.**

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*Have A Nice Day !*



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