

Bateau Channel Waterfront



41 Picketts Lane

\$199,200

Original price: 199,200

MLS area: 604

MLS#: 03605689

LIST#: 41p

Features

- * 10 minutes to downtown
- * Updated shingles
- * 2 bedrooms + bunkhouse
- * 2 bathrooms 1-4pc 1-2pc
- * Country kitchen with patio doors
- * Pine cabinetry
- * Lot is 99' on water 140' deep
- * Dock—deep water
- * Concrete breakwater (needs work)
- * Permanent residences on either side
- * Ferry runs on demand
- * Veranda overlooking the water

Peaceful Setting



Rear View



View of water & dock

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EXECUTIVES**



1040 Gardiners Rd. Kingston, Ont. K7P-1R7
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E-Mail: pattigray@realtyexecutives.com
Web: www.realtyexecutives.com , www.pattigray.com

Open Concept



Living room



Kitchen

Bright



Master Bedroom



Bedroom



4pc Bathroom

Bunk House



View of Bunk House



Bunk House Interior



2pc Washroom

Measurements and Room Information

Level	Room	Length	Width	Flooring	Comments
M	Living Room	13'	12'	Carpet	View to Water
	Dining Room				
M	Kitchen	11'	16'	Vinyl	Door to patio
	Kitchen Eat In				
M	4pc Main Bathroom	5'	10'	Vinyl	
	Family Room				
	Laundry Room				
	Den				
	Front Foyer				
	Sun Room				
M	Master Bedroom	7'4"	13'10"	Carpet	
	Ensuite				
M	Bedroom (2)	10'8"	11'8"	Carpet	
	BUNK HOUSE				
	Bedroom	10'6"	11'	Carpet	
	2pc Bathroom	3'	3'10"	Cushion	



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Quick Possession Available

RE-MLS 604

«MLS # 03605689

Status ACTIVE

Price \$199,200

Address: 41 Picketts Lane
Postal Code: K7G 2V6
Legal: Pt Lot 6 North Range
District: Howe Island
Side of Road:

Pplan:

Sellers Info Statement: Yes

Owner : Dina Vandenneuval

Lot: 99' x 140'

Taxes : \$1383.09 (2003)

Type: Bungalow

Sq Ft.

Age OL

Occ: Vacant

Water: Lake Intake

Sewer: No

Exterior: Vinyl

Heat: FAP

Flrs: Vinyl/Carpet

Basement: None

Elec: 50 amp

Poss: Quick

Fuel: Propane Space Heater

Parking:

Bedrooms: 2 + 1

Baths: 2

Garage: No

Remarks: Say hello to a great waterfront buy on Howe Island. Nestled on the Bateau Channel side is this 3 season cottage with bunk house. Offering 2 baths, country kitchen with patio doors, living room, 2 bedrooms and is heated by propane, this cottage has had recent updates such as shingles and water system in 2003. Check out the dock and deep water. Snowbirds, make this your permanent residence!

Chattels:

Directions: First left off ferry to sign

Rental Equipment:

Exclusions:

Uffi: NO



Opportunity knocks!!



Listing Agents: Patti Gray, Broker, 541-9778 / Bob Bankosky, Broker 541-9850

REALTY EXECUTIVES SOUTHEASTERN ONTARIO 1040 Gardiners Rd. Kingston, Ont. K7P-1R7
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Disclosure

This Listing is a result of a contract between REALTY EXECUTIVES Southeastern Ontario and the Seller, no liability for errors of any kind is assumed.

A Seller's property information statement (formerly VIFS) is available and is part of this brochure. Buyer's are advised to read this statement carefully and make their own enquiries prior to a firm agreement of *Agreement of Purchase and Sale*.

Buyer's are advised to verify all features and details of the property before waiving conditions.

Buyer's are advised to have an independent inspection completed and to draw their own conclusions prior to a firm *Agreement of Purchase and Sale*.

Buyer's are advised to have an independent analysis of the water supply and satisfy themselves as to quantity, quality and related equipment prior to a firm *Agreement of Purchase and Sale*.

Buyer's are advised to have an independent inspection of the sewage disposal system and satisfy themselves as to the operation prior to a firm *Agreement of Purchase and Sale*.

All measurements are approximate and should be verified by the Buyer.

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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