

Exceeds Your Expectations



4258 Easy St

Verona

\$164,200

Original price: \$164,200

MLS area: 47

MLS#: 08607875

BG#: 4258e

Features

- * All Brick Bungalow
- * 8 ft Glass Patio Door
- * Propane Hook Up For Kitchen Stove
- * Updated Bath - Heated Floor
- * Crown Moldings
- * Gas Furnace Replace in 2005
- * Septic Pump 2006
- * Central Air, Water Softener
- * Rec Room with Brick Hearth
- * Shingles 4 Years Old

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



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Kitchen with Eating Area



Main Floor Bedrooms



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Updated Bathroom with Heated Ceramic Floor



Rec Room



Laundry Area



Utilities



Budget Pleaser



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Pretty As A Picture



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Great Buy For The Money

MLS #: 08607875

Status: Active

Price: \$164,200

Address: 4258 Easy St	Municipality: Verona	HRV System: No
Legal: Part 2 Lot 9 Conc 12	Subdivision:	Air Conditioning: Yes
Owner: Shirley Beemer	MLS Area: 47	Central Vac: No
Occupant: Owner	County: Frontenac South	TV Tower: No
Lot Size: 69 ft x 161 ft	Postal Code: K0H 2W0	Exterior: Brick
Type: Bungalow Zoning: Res	Poss: TBA	Floors: Carpet & Ceramic
Sq Ft:	Side of Road: North	Basement: Full/Part Finished
Taxes: \$1494.80 Year: 2008	House Age: 48	Foundation: Block
Waterfront: No	Condo Fee: n/a	Basement Exit: No
In Law Suite: No	Fee Includes: n/a	Water Softener: Yes
Storage Shed: Yes	Heating Cost:	Water Treat Equip:
# of Rooms:	Heat: Forced Air	UV Light:
Bedrooms: 2	Fuel: Propane	Water Source: Drilled Well
Bathrooms: 1	Oil Tank Date: n/a	Well GPM:
High Efficient: Yes	# Amps: 100	Sewage: Septic
	Roof: Asphalt	Tile Bed Age:
	Circuit Breakers: Yes	Pool Type: n/a
	Hot Water Tank Rental: Yes	Garage/Parking: No Garage
	Hot Water Tank Fuel: Electric	Driveway Width: Double
		Driveway Surface: Paved

Rental Equipment: HWT

MLS Remarks:

Verona, the location of this well cared for 2 bedroom brick bungalow is set on a large lot with its own heavily treed private picnic & sun bathing area. The home has lots to offer such as the fully developed lower level with brick accent wall, an open kitchen area with an 8 ft glass wall, coved ceilings, and a recent bathroom renovation that would appeal to most with heated ceramic floors. Pride of ownership makes this home a must see!



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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