

Relax...Reflect...Rejuvenate



Bob's Lake



42 Walleye Lane

\$275,200

Original price: \$275,200

MLS area: 47

MLS#: 09602829

BG#: 42w

Features

- * South Facing, Insulated Bungalow
- * Open Concept
- * 2 Bedrooms, 4 Piece Bathroom
- * Exceptionally Well Maintained
- * Clean 140 feet Water Frontage
- * Swimming Off The End of Dock
- * New Roof Shingles 2006
- * Lake Intake as well as Drilled Well
- * Lots of Storage
- * Protected Dockage
- * Full Unfinished Walkout Lower Level
- * Boat Storage Door (8x7)

Realty Executives Southeastern Ontario Brokerage 1040 Gardiners Rd. Kingston, ON K7P-1R7
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Expect To Be Impressed

MLS #: 09602829

Status: Active

Price: \$275,200

Address: 42 Walleye Lane	Municipality: Frontenac South	HRV System: No
Legal: See Notes	Subdivision:	Air Conditioning: No
Owner: Anthony & Pamela Weeks	MLS Area: 47	Central Vac: No
Occupant: Owner	County: Frontenac	TV Tower: No
Lot Size: 140 ft x 80 ft	Postal Code: K0H 2V0	Exterior: Vinyl Siding
Type: Bungalow Zoning:	Poss: TBA	Floors: Laminate
Sq Ft:	Side of Road: South	Basement: Full, Walkout
Taxes: \$1604.61 Year: 2008	House Age:	Foundation: Block
Waterfront: Bob's Lake	Condo Fee: n/a	Basement Exit: Yes
In Law Suite: No	Fee Includes: n/a	Water Softener: No
Storage Shed: Yes Yard Fenced: No	Heating Cost:	Water Treat Equip: No
# of Rooms:	Heat: Baseboard	UV Light: No
Bedrooms: 2 Below:	Fuel: Electric	Water Source: Drilled Well, Water-Lake
Bathrooms: 1 Half Bath:	Oil Tank Date: n/a	Well GPM:
High Efficient: No	# Amps: 100	Sewage: Septic
Ensuite: No	Roof: Asphalt	Tile Bed Age:
Chattels: fridge, stove, washer & dryer	Circuit Breakers: No	Pool Type: n/a
	Hot Water Tank Rental: No	
	Hot Water Tank Fuel: Electric	

Rental Equipment: none

MLS Remarks:

What an opportunity; this Bob's lake waterfront cottage features 140 feet of protected water frontage with a (2005) dock for your toys and perfect swimming right off the end of the dock. This open concept, 2 bedroom bungalow has a full walkout lower level. It also has a drilled well as well as lake intake. And, the shingles were done in 2006. Come relax and enjoy the sunrises with your early morning coffee in the screened in porch.

Notes: Legal Description: Part Lot 21 Con 2 FKA Bedford District



Make Your Offer!



Listing Broker: Patti Gray / Administration: Krista Blais / Broker of Record: Bob Bankosky

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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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