

# Charisma And Charm



**4325 Sydenham Mill St.**

**\$197,200**

Original price: \$207,200.

MLS area: 47

MLS#: 10601289

BG#: 4325m

## Features

- \* Big Country Kitchen
- \* Hanover Kitchen Cabinets
- \* Strip Hardwood Ceiling In Kitchen
- \* Softwood Floors
- \* Furnace & Oil Tank 2006
- \* Main Floor Laundry
- \* Shingles 2008
- \* Municipal Water
- \* Garage 2 car, Well for Garden Watering
- \* 3 Season Sun Room

## Measurements and Room Information

Level	Room	Length	Width	Flooring	Comments
m	Living Room	13'0	11'2	Softwood painted	
m	Dining Room	17'1	10'2	Softwood painted	
m	Kitchen	15'9	12'1	Vinyl	Dbl sink, Hanover Cabinets Strip Hwd Ceiling
	Kitchen Eat In				
M	Main Bathroom	8'4	4'10	Vinyl	Tub
	Family Room				
m	Laundry Room	4'11	7'5	Vinyl	Only Washer Used Dryer Connection Hook Up
	Den				
	Front Foyer				
	Sun Room				
2	Master Bedroom	13'10	13'0	Softwood painted	
	Ensuite				
2	Bedroom (2)	10'0	11'0	Softwood Painted	
2	Bedroom (3)	16'2	7'11	Softwood Painted	
2	Bedroom (4)	15'7	9'0	Vinyl	
	Porch	9'11	7'10	Softwood painted	3 Season, 3 sides of windows, view of garden



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CHARISMA AND CHARM	
Price: <b>\$197,200</b>	MLS® #: <b>10602615</b>
Status: <b>Active</b>	Sale Type:
Property For: <b>Sale</b>	Occupancy: <b>Owner</b>
	Waterfront: <b>No</b>
Address: <b>4325 SYDENHAM MILL ST N</b>	
City: <b>SYDENHAM, FRONTENAC, K0H 2T0</b>	
Legal Descr.: <b>PART 1 LOT 16, BLOCK `0` PLAN 50 FORMER TOWNSHIP OF LOUGHBOROUGH,</b>	
District: <b>47 - Frontenac South</b>	Age (Yrs): <b>100</b>
Zoning: <b>RES</b>	Approx SqFt: <b>1530</b>
Taxes: <b>1435</b>	Lot Size: <b>49.73 X 208.8</b>
Tax Year: <b>2009</b>	Acreage:
	Side of Road: <b>West</b>
List.Date: <b>10-APR-2010</b>	Possession: <b>TBA</b>

**Directions** To Village of Sydenham, From Ruteledge turn north onto Sydenham Mill ST.

Bedrooms: <b>4+0</b>	Exterior: <b>Vinyl</b>	Fireplace Type: <b>None</b>
Bathrooms: <b>1 \ 0</b>	Roof: <b>Shingles - Asphalt</b>	# of Fireplaces:
Amperage: <b>100</b>	Foundation: <b>Stone</b>	Exterior Features:
Access: <b>Municipal Road</b>	Basement: <b>Full</b>	Services Avail: <b>Cable TV, Garb Pick-Up, Hydro, Street Lights, Telephone, High Speed Internet</b>
Type: <b>Single Family</b>	Bsmnt Features: <b>Unfinished</b>	Pool:
Style: <b>2 Storey, Detached</b>	Heating: <b>Forced Air, Furnace</b>	Flooring: <b>Lino / Vinyl, Softwood</b>
Property Size: <b>Under 0.5 Acres</b>	Fuel - Heating: <b>Oil</b>	Site Features:
Building Age: <b>100+</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>Septic Installed</b>	
Garage: <b>Detached</b>	Rentals: <b>Water Heater</b>	
Garage Features: <b>Double</b>	Hot Water Heating: <b>Electric</b>	
Driveway/Parking: <b>Single Wide, Gravel</b>	Indoor Features: <b>Walkout Basement</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**  
**Fixtures Excluded**  
**Public Remarks** Just 20 minutes from Kingston, this century old 2 storey is on municipal water and has a 200 plus deep back yard filled with beautiful trees and perennial gardens. With 1530 sq ft, 4 bedrooms and spacious principal rooms, this home has updated shingles in 2008, furnace and oil tank in 2006. With lots of character, this stately home has a Hanover kitchen with extras not expected. Make your appt. today.  
**Internal Remarks** For Showings, Please call day before. Cat in house. Special tax assessment \$297.94 not included in above taxes. Oil tank 2006, Shingles 2008. Blown in insulation in attic. Other main fl rm is 3 season sun room.

Floor	Room	Size	Floor	Room	Size
MLEVL	LIVIN	13'0 X 11'2	ULEVL	MBED	13'10 X 13'0
MLEVL	DINRM	17'1 X 10'2	ULEVL	BEDRM	10'0 X 11'0
MLEVL	KITCH	15'9 X 12'1	ULEVL	BEDRM	16'2 X 7'11
MLEVL	BATH4	8'4 X 4'10	ULEVL	BEDRM	15'7 X 9'0
MLEVL	LAUND	4'11 X 7'5	MLEVL	OTHER	9'11 X 7'10

Seller Name: <b>MARY POLLARD</b>	Home Tel.:	Bus.Tel.:
Listing Office: <b>REALTY EXECUTIVE SOUTHEASTERN ONTARIO, BROKERAGE - K148 613 634-7653</b>	Listing Agent: <b>PATTI GRAY 613-634-7653 patti@pattigray.com</b>	Website: <b>http://www.pattigray.com</b>
Website: <b>http://pattigray.com</b>		

CSO: **2.5**

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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.**

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*Have A Nice Day !*



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