

Curb Appeal Plus Value



43 Huron St.

\$239,200

Original price: \$269,200

MLS area:58

MLS#:11602502

BG#: 43h

Features

- * Beautiful hardwood and granite floors
- * Open concept layout
- * 3 bedrooms, 2 baths
- * Nine foot ceilings up and down
- * Access from garage to lower level
- * Master features ensuite and walk in closet
- * Spacious 22 ft by 19 ft garage
- * 2 years old, quality built

Measurements and Room Information

43 Huron St.

Level	Room	Length	Width	Flooring	Comments
m	Living Room	17'10	13'0	hwd	Fan
m	Dining Room	9'2	8'9	hwd	
m	Kitchen	11'5	9'5	granite	
m	Main Bathroom	7'7	5'0	granite	
	Front Foyer				
L	Laundry				
m	Master Bedroom	15'3	11'5	hwd	Fan , closet 6'0 x 5'3
m	Ensuite	6'0	5'6	granite	
m	Bedroom (2)	11'0	12'3	hwd	Fan
m	Bedroom (3)	10'10	10'10	hwd	fan
m	Bathroom 4 pc	7'7	5'0	granite	
	Lower Level			concrete	9 ft Ceilings, Door to Garage
	Garage	22'2	19'0	concrete	



1040 Gardiners Rd. Kingston, Ont. K7P-1R7
 613-634-7653 fax 613-634-6199
 E-Mail: pattigray@realtyexecutives.com
 Web: www.realtyexecutives.com , www.viewourlistings.com



Price: \$239,200	MLS® #: 11602502
Status: Active	Sale Type:
Property For: Sale	Occupancy: Owner
	Waterfront: No
Address: 43 HURON ST	
City: GREATER NAPANEE, LENNOX & ADDINGTON, K7R 3L2	
Legal Descr.: LOT 53 PLAN 434	
District: 58 - Greater Napanee	Age (Yrs): 2
Zoning: RES	Approx SqFt:
Taxes: 2348	Lot Size: 90 X 167
Tax Year: 2009	Acreage:
	Side of Road: East
List.Date: 13-AUG-2010	Possession: TBA

Directions

Bedrooms: 3+0	Exterior: Brick/Siding	Fireplace Type: None
Bathrooms: 2 \ 0	Roof: Shingles - Asphalt	# of Fireplaces:
Amperage: 200	Foundation: Concrete / Poured	Exterior Features: Deck
Access: Municipal Road	Basement: Full	Services Avail: Garb Pick-Up, Hydro, Telephone, High Speed Internet
Type: Single Family	Bsmnt Features: Unfinished	Pool:
Style: Elevated 1 Storey, Detached	Heating: Forced Air, Furnace	Flooring: Ceramic, Hardwood
Property Size: Under 0.5 Acres	Fuel - Heating: Oil	Site Features:
Building Age: 0-5	Water Supply: Well - Drilled	Doc's Available: S.P.I.S, Subdivision Plan
Construction: Frame	Sewer Type: Septic Installed	
Garage: Attached	Rentals: Water Heater	
Garage Features: Double	Hot Water Heating: Electric	
Driveway/Parking: Double Wide	Indoor Features: Built-In Dishwasher, Carpet Free	
# 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,
Fixtures Excluded
Public Remarks Exceptional by anyone's standards this elevated bungalow has 9 foot plus ceilings on both levels. With upgrades galore, this 2 ½ yr old home features both granite tile and hardwood floors. The master has an ensuite and walk in. The unfinished lower level features a main level man door as well as 7 huge windows and 9 ft ceilings which would make a fantastic suite or family room. There is an attached garage with oodles of space for both vehicles and storage.
Internal Remarks Please make showing appointment day before, thanks

Floor	Room	Size	Floor	Room	Size
MLEVL	LIVIN	17' 10 X 13' 0	MLEVL	BEDRM	11' 0 X 12' 3
MLEVL	DINRM	9' 2 X 8' 9	MLEVL	BEDRM	10' 10 X 10' 10
MLEVL	KITCH	11' 5 X 9' 5	MLEVL	BATH4	7' 7 X 5' 0
MLEVL	MBED	15' 3 X 11' 5	MLEVL	EBTH3	6' 0 X 5' 6

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

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 !



Brokerage: REALTY EXECUTIVES SOUTHEASTERN ONTARIO
1040 Gardiners Rd. Kingston, Ont. K7P-1R7
613-634-7653 fax 613-634-6199
E-Mail: patti@pattigray.com