

Jam Packed with Extras



\$289,700

Original price: \$269,500

441 Southwood Dr

Elmwood Subdivision

MLS area: 37

MLS#: 09606769

BG#: 441s

Features

- * Large Principal Rooms
- * 2100 Sq Ft
- * Main Floor Den with Connecting 2 Pc
- * Main Floor Family Room
- * Gas Fireplace
- * Common Lake Ontario Waterfront Parcel
- * Oversized Beautiful Treed Lot
- * Updated Kitchen Cabinetry
- * Privacy Fenced Heated In-Ground Pool
- * Main Floor Laundry
- * Double Car Garage with Entry to House
- * Shed with Electricity

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



Measurements and Room Information

Level	Room	Length	Width	Flooring	Comments
M	Living Room	21' 10	14' 8	Carpet	Coved ceilings
M	Dining Room	11' 9	9' 5	Carpet	Patio doors to deck, coved ceilings
M	Kitchen	12' 9	12' 3	Hardwood	Pine cabinetry, ceramic backsplash, ceiling fan
M	Family Room	21' 7	11' 5	Carpet	Brick fireplace, wood mantle, built in shelving & cabinetry
M	Den	13' 6	10' 8	Hardwood	Entry to 2 piece bathroom
M	Main Bathroom	7' 6	4' 4	Hardwood	2 piece, entry from den and front foyer
M	Laundry Room	8' 6	7' 5	Vinyl	Entrance door to garage and rear yard
M	Front Foyer	14' 10	5' 6	Hwd & Carpet	
U	Master Bedroom	13' 1	11' 2	Carpet	Hardwood underneath carpet, ceiling fan
U	Bedroom (2)	11' 2	9' 3	Hardwood	
U	Bedroom (3)	14' 8	9' 2	Hardwood	
U	Bathroom	11' 0	7' 9	Hardwood	2 sinks, ceramic backsplash, overhead light
L	Workshop	14' 0	11' 6	Wood	Shelving is excluded
L	Storage Room	11' 3	10' 0	Concrete	
L	Utility Room	11' 0	4' 6	Concrete	



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Just The Right Stuff

MLS #: 09606769

Status: Active

Price: \$269,500

Address: 441 Southwood Dr	Municipality: Kingston	HRV System: No
Legal: Lot 52 Plan 684	Subdivision: Elmwood	Air Conditioning: Yes
Owner: William & Nina Churchill	MLS Area: 37	Central Vac: Yes
Occupant: Owner	County: Frontenac	TV Tower: No
Lot Size: 75 ft x Irreg	Postal Code: K7M 5P8	Exterior: Brick & Aluminum
Type: Side Split	Poss: TBA	Floors: Carpet/Crawl
Sq Ft: 2100	Side of Road: North	Basement: Full
Taxes: 3553.66	House Age: 43	Foundation: Block
Waterfront: No	Condo Fee: n/a	Basement Exit: No
In Law Suite: No	Fee Includes: n/a	Water Softner: No
Storage Shed: Yes	Heating Cost: \$1525/08	Water Treat Equip: No
Yard Fenced: Yes	Heat: Forced Air	UV Light: No
# of Rooms:	Fuel: Gas	Water Source: Municipal
Bedrooms: 3	Oil Tank Date: n/a	Well GPM: n/a
Below:	# Amps: 100	Sewage: Septic
Bathrooms: 1	Roof: Asphalt	Tile Bed Age:
Half Bath: 1	Breakers: Yes	Pool Type: In-Ground
High Efficient:	Water Tank Rental: Yes	Garage/Parking: 2 Car Garage
Heat Pump:	Hot Water Tank Fuel: Gas	Driveway Width: Double
Ensuite: No		Driveway Surface: Paved
Chattels: Circuit		
Hot		

Exclusions: Shelving in workshop & workshop and dining room chandelier.

Rental Equipment: hot water tank

Directions: Bath Rd to Homeward Ave, first left is Southwood Dr. House is on the right.

MLS Remarks: Are you looking for someplace special? In the city on a huge treed lot sits this four level, 2100 sq ft sidesplit with double garage. Pampered inside and out, this 3 bedroom plus main floor den, home features a 16 x 32 kite shaped heated in-ground pool. With a main floor family room and gas fireplace, main floor laundry facilities and with the upgraded hardwood floors in the kitchen and bathrooms, this home must be viewed to be appreciated. The yard is spectacular.



Make Your Offer!



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

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