

Opportunity Knocks



4225 Florida Rd.

\$119,200.

Original price: \$119,200

MLS area: 44

MLS#: 11606236

BG#: 4225f

Features

- * 21 Acres
- * 1500 Road Frontage
- * Dug Well
- * 15 Min To Kingston
- * Partially Fenced
- * Formerly Open Pasture Land With Treed Areas
- * Great For Your Dream Hobby Farm



21 ACRES	
Price: \$119,200	MLS# #: 11606236
Status: Active	Sale Type:
Property For: Sale	Waterfront: No
Address: 4226 FLORIDA RD	
City: KINGSTON, FRONTENAC, K0H 1V0	
Legal Descr.: PT LT 13 CON 7 W A KINGSTON PT 1 13R18702	
District: 44 - City North of 401	Lot Size: 1500 FT IRRIGULAR
Zoning: RES	Acreage: 21
Taxes: 56	Side of Road:
Tax Year: 2011	
List.Date: 16-AUG-2011	Possession: IMMEDIATE

Directions From hwy 38 North to Yarker rd turn left, left onto Henderson, left onto Florida. From Cty rd 6, north to Wilton rd turn right, Right onto Florida

Waterfront Name:	Shoreline:	Features:
Water Frontage:		

Listing Type: Farm	Water Supply: Well - Dug	Services Avail: Hydro, Telephone, High Speed Internet	Doc's Available:
Access: Municipal Road	Sewer Type: None		Site Features:
Property Size: 10.0 - 49.99 Acres			

Public Remarks Dug well, partial fenced, treed areas, possible severance.
Internal Remarks Taxes are as per City of Kingston Taxation.

Seller Name: DARRELL SEARLES	Home Tel.:	Bus.Tel.:
Seller Name: CHRISTINE SEARLES	Home Tel.:	Bus.Tel.:

Listing Office: [REALTY EXECUTIVE SOUTHEASTERN ONTARIO, BROKERAGE - K148 613 634-7653](http://www.pattigray.com) Website: <http://pattigray.com>
 Listing Agent: **PATTI GRAY 613-634-7653** patti@pattigray.com
 Website: <http://www.pattigray.com>

CSO: **2.0**

The information contained on this listing form is from sources believed to be reliable. However, it may be incorrect. This information should not be relied upon by a buyer without personal verification. The brokers and agents and members of the Kingston and Area Real Estate Association. assumes no responsibility for its accuracy. (19-AUG-2011 10:38 EDT)

Instructions for Completing Form

- For use in the Province of Ontario only. This document is a permanent legal document. Please retain for future reference.
- All Sections **must** be completed in full to avoid delays in processing. Further instructions and explanations are available on the back of this form.
- Questions regarding completing this application can be directed to the Water Well Management Coordinator at 416-235-6203.
- **All metre measurements shall be reported to 1/10th of a metre.**
- Please print clearly in blue or black ink only.

Well Owner's Information and Location of Well Information								Ministry Use Only	
MUN		CON		LOT					
First Name MINNIE		Last Name CARROLL		Mailing Address (Street Number/Name, RR, Lot, Concession) 15 MANITOU CR. W. APT. 8					
County/District/Municipality LENOX + ADDINGTON		Township/City/Town/Village AMHERSTVIEW		Province Ontario		Postal Code R7N 1B7		Telephone Number (include area code) 613-389-5109	
Address of Well Location (County/District/Municipality) FRONTENAC				Township SOUTH FRONTENAC		Lot 13		Concession 7	
RR#/Street Number/Name FLORIDA ROAD				City/Town/Village HARROWSMITH		Site/Compartment/Block/Tract etc.			
GPS Reading NAD 83		Zone W 76 92706'		Easting N 44 20.283'		Unit Make/Model Global MAP 100		Mode of Operation: <input type="checkbox"/> Undifferentiated <input checked="" type="checkbox"/> Averaged <input type="checkbox"/> Differentiated, specify	

Log of Overburden and Bedrock Materials (see instructions)

General Colour	Most common material	Other Materials	General Description	Depth	
				From	To
BROWN	TOPSOIL		LOOSE	0.0	0.20
BROWN	CLAY	SILT, STONES	PACKED	0.20	0.70
GREY	LMESTONE		HARD	0.70	7.00

Hole Diameter		
Depth From	Metres To	Diameter Centimetres
0	2	300
2	4	250
4	7	150

Water Record	
Water found at 6.5 metres	Kind of Water
<input checked="" type="checkbox"/> Fresh	<input type="checkbox"/> Sulphur
<input type="checkbox"/> Gas	<input type="checkbox"/> Salty
<input type="checkbox"/> Other:	<input type="checkbox"/> Minerals
6.5 m	<input checked="" type="checkbox"/> Fresh
<input type="checkbox"/> Gas	<input type="checkbox"/> Salty
<input type="checkbox"/> Other:	<input type="checkbox"/> Minerals
<input type="checkbox"/> m	<input type="checkbox"/> Fresh
<input type="checkbox"/> Gas	<input type="checkbox"/> Salty
<input type="checkbox"/> Other:	<input type="checkbox"/> Minerals

After test of well yield, water was Clear and sediment free

Other, specify _____

Chlorinated Yes No

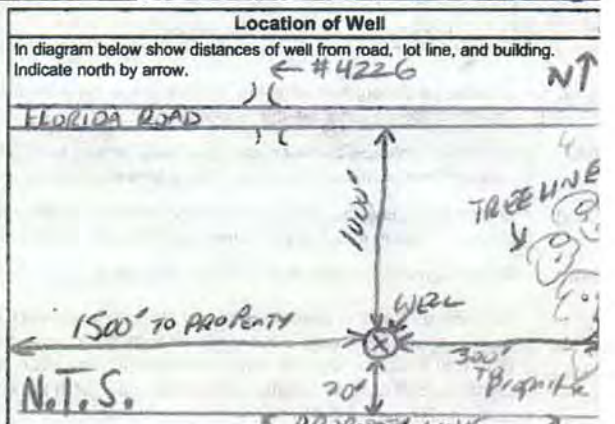
Construction Record				
Inside diam centimetres	Material	Wall thickness centimetres	Depth Metres	
			From	To
91	<input type="checkbox"/> Steel <input type="checkbox"/> Fibreglass <input type="checkbox"/> Plastic <input checked="" type="checkbox"/> Concrete <input type="checkbox"/> Galvanized	9.5	0	6.70
Casing				
	<input type="checkbox"/> Steel <input type="checkbox"/> Fibreglass <input type="checkbox"/> Plastic <input type="checkbox"/> Concrete <input type="checkbox"/> Galvanized			
Screen				
Outside diam	<input type="checkbox"/> Steel <input type="checkbox"/> Fibreglass <input type="checkbox"/> Plastic <input type="checkbox"/> Concrete <input type="checkbox"/> Galvanized	Slot No.		
No Casing or Screen				
<input type="checkbox"/> Open hole				

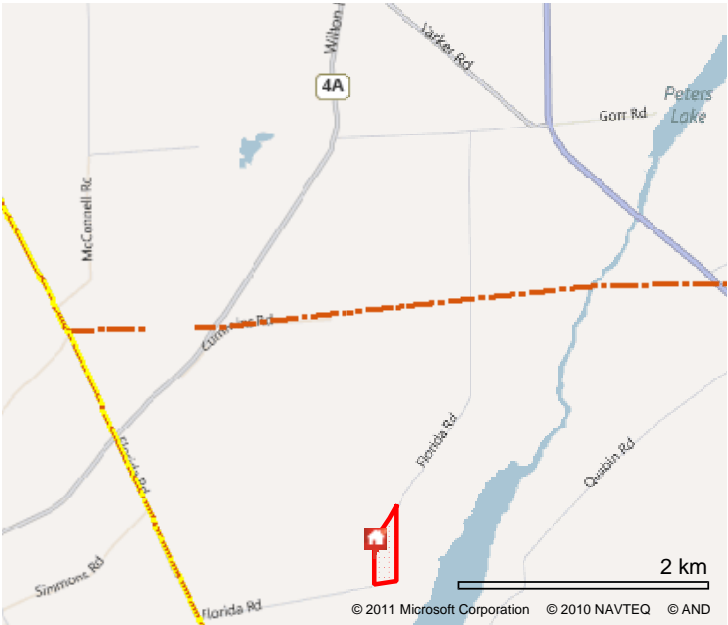
Test of Well Yield				
Pumping test method	Draw Down		Recovery	
	Time min	Water Level Metres	Time min	Water Level Metres
Pump intake set at - (metres) 6.0	Static Level	3.38		3.81
Pumping rate - (litres/min) 150	1	3.41	1	3.80
Duration of pumping 1 hrs + 0 min	2	3.42	2	3.79
Final water level end of pumping 3.81 metres	3	3.43	3	3.79
Recommended pump type <input type="checkbox"/> Shallow <input checked="" type="checkbox"/> Deep	4	3.43	4	3.79
Recommended pump depth 6.0 metres	5	3.43	5	3.79
Recommended pump rate 75 (litres/min)	10	3.47	10	3.78
If flowing give rate - (litres/min)	15	3.55	15	3.77
	20	3.58	20	3.76
	25	3.58	25	3.76
If pumping discontinued, give reason.	30	3.61	30	3.76
	40	3.64	40	3.75
	50	3.74	50	3.74
	60	3.81	60	3.73

Plugging and Sealing Record		
Depth set at From	Metres To	Material and type (bentonite slurry, neat cement slurry) etc.
0	3	CLAY
0	3	MASTIC SEALANT
		Volume Placed (cubic metres)
		10.5
		3 ROLLS

Method of Construction			
<input type="checkbox"/> Cable Tool	<input type="checkbox"/> Rotary (air)	<input type="checkbox"/> Diamond	<input checked="" type="checkbox"/> Digging
<input type="checkbox"/> Rotary (conventional)	<input type="checkbox"/> Air percussion	<input type="checkbox"/> Jetting	<input type="checkbox"/> Other
<input type="checkbox"/> Rotary (reverse)	<input type="checkbox"/> Boring	<input type="checkbox"/> Driving	

Water Use			
<input checked="" type="checkbox"/> Domestic	<input type="checkbox"/> Industrial	<input type="checkbox"/> Public Supply	<input type="checkbox"/> Other
<input type="checkbox"/> Stock	<input type="checkbox"/> Commercial	<input type="checkbox"/> Not used	





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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