

# Need Space? This Is The Place!



**4445 Portland Ave**

**\$499,200**

Original price: \$499,200

MLS area: 47

MLS#: 09602832

BG#: 4445p

## Features

- \* Overlooking Sydenham Village
- \* 27 Beautiful, Private & Peaceful Acres
- \* Over 4800 Sq Ft of Finished Living Space
- \* Beautiful Hardwood Floors
- \* Cherry Kitchen Cabinetry
- \* Triple Car Garage
- \* Two Fireplaces
- \* Jacuzzi For Two
- \* Wine Making Room
- \* Dishwasher, Jennaire, Pot Drawers, Island

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	13' 6	17' 6	Hardwood	
M	Dining Room	14' 0	13' 4	Hardwood	French door
M	Kitchen	15' 8	14' 0	Ceramic	Island, d/w, door to deck, fan
M	Family Room	17' 6	18' 10	Hardwood	Patio Door, fireplace, open to kitchen
M	Main Bathroom	8' 0	9' 0	Ceramic	4 piece
M	Master Bedroom	13' 10	19' 6	Hardwood	
M	Ensuite	9' 3	11' 7	Ceramic	4 piece, Jacuzzi tub
M	Bedroom (2)	12' 0	10' 8	Carpet	
M	Bedroom (3)	12' 0	12' 3	Carpet	
M	Foyer	8' 0	10' 8	Ceramic	
L	Family Room	12' 6	18' 0	Hardwood	Fireplace, patio door
L	Bedroom	12' 7	20' 10	Carpet	
L	Bedroom	12' 6	16' 3	Carpet	
L	Laundry Room	13' 8	15' 4	Tile	
L	Bathroom	5' 0	12' 0	Tile	3 piece
L	Wine Cellar	7' 6	7' 2	Tile	Sink
L	Storage Room (1)	15' 0	15' 8	Plywood	
L	Storage Room (2)	10' 7	13' 0	Tile	
L	Utility Room	11' 0	12' 4	Cement	
L	Fruit Cellar	6' 6	9' 0	Cement	
L	Foyer	7' 4	12' 6	Ceramic	

# Executive Home In The Country

MLS #: 09602832

Status: Active

Price: \$499,200

Address: 4445 Portland Ave	Municipality: Sydenham	HRV System: Yes
Legal: See Notes	Subdivision:	Air Conditioning: Yes
Owner: William Forbes	MLS Area: 47	Central Vac: Yes
Occupant: Owner	County: Frontenac South	TV Tower: No
Lot Size: 685.92 ft x 27 Acres	Postal Code: K0H 2T0	Exterior: Vinyl Siding
Type: Elevated Bungalow	Poss: TBA	Floors: Hardwood, Carpet, Tile
Sq Ft: 2400	Side of Road: North	Basement: Fully Finished, Walkout
Taxes: \$2817.19	House Age: 17	Foundation: Block
Year: 2008	Condo Fee: n/a	Basement Exit: Yes
Waterfront: No	Fee Includes: n/a	Water Softener: Yes
In Law Suite: No (Potential)	Heating Cost:	Water Treat Equip: Yes
Storage Shed: No	Heat: Heat Pump	UV Light: No
Yard Fenced: No	Fuel: Electric	Water Source: Drilled Well
# of Rooms:	Oil Tank Date: n/a	Well GPM:
Bedrooms: 3	# Amps: 200	Sewage: Septic
Below: 2	Roof: Asphalt	Tile Bed Age:
Bathrooms: 3	Circuit Breakers: Yes	Pool Type: n/a
Half Bath:	Hot Water Tank Rental: No	Garage/Parking: 3 Car Detached Garage
Heat Pump: Yes	Hot Water Tank Fuel: Electric	Driveway Width: Single
Ensuite: Yes		Driveway Surface: Gravel
Chattels:		

## MLS Remarks:

Set in the village of Sydenham is this spectacular 27 acre property with a 5100 sq ft home finished on both levels with five bedrooms, 3 bathrooms, a fabulous cherry kitchen with island, 2 fireplaces and a separate three car garage. Talk about privacy but within walking distance to the grocery store or beer store, this is the one!

Notes: Legal Description: Part Lot 3 Plan 50 Conc 5 Block T Part Lot D



**Make Your Offer!**



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

Brokerage: Realty Executives Southeastern Ontario 1040 Gardiners Rd. Kingston ON K7P 1P7  
Phone: (613) 634-7653 Fax: (613) 634-6199 Email: patti@pattigray.com Website: .www.pattigray.com

# 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](http://www.pattigray.com)

*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](mailto:patti@pattigray.com)