

# Privacy You Will Cherish!



**4478 Stairstep Lane**

**\$299,999.**

Original price: \$299,999.

MLS area:47

MLS#: 10602560

BG#: 4478s

## Features

- \* Log home, wraparound deck
- \* On the Rideau River System
- \* 5 gpm Well
- \* Vaulted Ceilings
- \* Jacuzzi, Separate Shower
- \* Central air, Water Softner
- \* Poured Concrete Foundation
- \* Forced Air Oil Heating– Tank 2004
- \* Lower Level With Walkout
- \* Woodstove, Steel Roof

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	Great Room	17'3	16'8	Strip hwd	8'0 Patio Door to Deck, Pine Ceiling
M	Kitchen	10'0	10'4	Cushion	Oak cabinetry, Dishwasher
M	Kitchen Eat In	9'3	8'2	Strip hwd	
M	Bathroom 4 pc	10'0	10'4	Cushion	Corner Shower, Jacuzzi Tub
M	Master Bedroom	13'3	13'2	Laminate	
M	Bedroom	11'2	9'6	Carpet	
L	Recreation Room	15'10	15'10	carpet	
L	Recreation Room	12'6	12'6	Ceramic	Woodstove Door To Exterior
L	Hobby / Den	15'0	9'3	Laminate	
L	Utility / Laundry	18'3	13'2	Concrete	



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Price: <b>\$299,999</b>	MLS® #: <b>10602560</b>
Status: <b>Active</b>	Sale Type:
Property For: <b>Sale</b>	Occupancy: <b>Owner</b>
	Waterfront: <b>Yes</b>
Address: <b>4478 STAIRSTEP LANE W</b>	
City: <b>SOUTH FRONTENAC, FRONTENAC, K0H 1H0</b>	
Legal Descr.: <b>PT LOT 17, CON 9 PTS 1-2 13R11411, STORRING/PITTSBURGH, TOGETHER WITH ROW OVER PART 3, PLAN 13R11411 TO THE TOWNSHIP RO</b>	
District: <b>47 - Frontenac South</b>	Age (Yrs):
Zoning: <b>RES</b>	Approx SqFt:
Taxes: <b>2493</b>	Lot Size: <b>151.08 WATER X 207.01 IRR</b>
Tax Year: <b>2009</b>	Acreage:
	Side of Road: <b>North</b>
List.Date: <b>08-APR-2010</b>	Possession: <b>TBA</b>

**Directions** Battersea Rd, past Sunbury, Right onto Milburn, Right onto Ormsbee left onto Stairstep

Bedrooms: <b>2+0</b>	Exterior: <b>Log</b>	Fireplace Type: <b>Wood Stove</b>
Bathrooms: <b>1 \ 0</b>	Roof: <b>Metal</b>	# of Fireplaces:
Amperage:	Foundation: <b>Concrete / Poured</b>	Exterior Features: <b>Deck, Landscaped</b>
Access: <b>Right of Way, Waterfront Owned</b>	Basement: <b>Full</b>	Services Avail: <b>Hydro, Telephone, High Speed Internet</b>
Type: <b>Single Family</b>	Bsmnt Features: <b>Partly Finished</b>	Pool:
Style: <b>1 Storey, Detached</b>	Heating: <b>Forced Air, Furnace</b>	Flooring: <b>Carpet, Hardwood, Laminate, Lino / Vinyl</b>
Property Size: <b>0.5 -0.99 Acres</b>	Fuel - Heating: <b>Oil</b>	Site Features: <b>Bay / Lake, Rolling, Wooded/Treed, Water Front</b>
Building Age: <b>11-25</b>	Water Supply: <b>Well - Drilled</b>	Doc's Available: <b>S.P.I.S, Well Record, Septic Documents</b>
Construction: <b>Log</b>	Sewer Type: <b>Septic Installed</b>	
Garage: <b>None</b>	Rentals: <b>Water Heater</b>	
Garage Features: <b>Not Applicable</b>	Hot Water Heating: <b>Electric</b>	
Driveway/Parking: <b>Double Wide</b>	Indoor Features: <b>Built-In Dishwasher, Vaulted/9ft Ceilings, Walkout Basement</b>	
# Parking Spaces:	Energy Code:	

Waterfront Name: <b>DOG LAKE</b>	Shoreline: <b>Natural, Shallow</b>	Waterfront Features: <b>Dock</b>
Water Frontage: <b>151.08</b>		

Property Manager:	Condo Fees Incl.:	Storage:
Phone:	Common Elements:	WaterView:
Condo Fees:		Pets:

**Chattels Included** Dishwasher

**Fixtures Excluded**

**Public Remarks** Set in a picturesque cove of Dog Lake in a perfectly private setting is this log home with vaulted ceilings, steel roof, hardwood floors, gorgeous oak cabinetry, 2 bedrooms, finished rec room with walkout, woodstove and is nestled in between mature maple, birch and pine trees. Divided from the neighbours by a huge granite outcropping, this is a delightful property. Bring your Kayak and canoe as Dog Lake is part of the extensive Rideau System. If you are looking for privacy, this is it, yet so close to town!

**Internal Remarks** Please call day before requested showing.

Floor	Room	Size	Floor	Room	Size
MLEVL	LIVIN	17'3 X 16' 8	LLEVL	RECRM	15'10 X 15'10
MLEVL	KITCH	10'0 X 10' 4	LLEVL	RECRM	12'6 X 12' 6
MLEVL	DINRM	9'3 X 8'2	LLEVL	DEN	15'0 X 9'3
MLEVL	MBED	13'3 X 13' 2	LLEVL	LAUND	18'3 X 13'2
MLEVL	BEDRM	11'2 X 9'6			

Seller Name: **NANCY SJONGER** 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](mailto:patti@pattigray.com) Website: <http://www.pattigray.com>

CSO: **2.0**

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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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