

Your Very Own Riverfront Hideaway



489 Colebrooke Rd

\$399,250

Original price: \$399,250

MLS area: 63

MLS#: 09603073

BG#: 489c

Features

- * Clay Brick Bungalow
- * 2400 Sq Ft Up + 2400 Sq Ft Down
- * Walk Out Lower Level
- * Built In Appliances, Granite Counter Tops
- * Shingles 2009
- * Spectacular View
- * Hardwood Floors, Ceramic & Carpet
- * Master Bedroom with Ensuite & Door to Deck
- * 3 Bedrooms Up, 2 Down , 3 1/2 Bathrooms
- * Gas Woodstove in Finished Rec Room
- * Double Garage, Entry to House
- * Treed Setting, 5+ Acres

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	16' 3	14' 1	Hardwood	Cornice
M	Kitchen	28' 3	13' 8	Ceramic	Granite counter top, built in appliances, patio door to deck, water view
M	Pantry	5' 8	7' 6	Ceramic	Built in shelves
M	Family Room	16' 7	21' 3	Hardwood	Fireplace—full brick wall, patio door to deck
M	Den	14' 8	10' 0	Carpet	Built in bookcases
M	Main Bathroom	10' 10	8' 0	Ceramic	Jacuzzi tub, separate shower
M	Laundry Room	7' 7	12' 0	Ceramic	Built in sink, oak cabinetry
M	Front Foyer	14' 6	9' 0	Hardwood	
M	2 Piece Bathroom	5' 11	4' 3	Vinyl	Ceramic 1/2 wall
M	Master Bedroom	18' 7	13' 8	Carpet	Door to deck, walk in closet, ceiling fan
M	Ensuite	8' 2	12' 6	Ceramic	Ceramic 1/2 wall, separate shower
M	Bedroom (2)	11' 8	11' 9	Carpet	Ceiling fan, mirrored doors
M	Bedroom (3)	11' 7	13' 10	Carpet	Built in desk & cabinetry, mirrored doors
L	Bedroom (4)	9' 6	11' 7	Carpet	
L	Bedroom (5)	14' 1	10' 10	Carpet	
L	4 pc Bathroom	5' 0	8' 5	Ceramic	
L	Rec Room	24' 1	14' 1		Walk out man door
L	Games Room	23' 8	13' 2	Vinyl	Spacious room for pool table
L	Workshop	23' 4	20' 3	Concrete	
L	Storage Room	11' 3	10' 0	Carpet & Ceramic	



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Exceeds Your Expectations

MLS #: 09603073

Status: Active

Price: \$399,250

Address: 489 Colebrooke Rd	Municipality: Yarker	HRV System: Yes
Legal: See Notes	Subdivision:	Air Conditioning: Yes
Owner: David & Margaret Grieve	MLS Area: 63	Central Vac: Yes
Occupant: Owner	County: Lennox & Addington North	TV Tower: No
Lot Size: 235 ft x 5.25 acres	Postal Code: K0H 3N0	Exterior: Clay Brick
Type: Bungalow	Poss: TBA	Floors: Hwd, Ceramic, Carpet
Sq Ft: 2400	Side of Road: North	Basement: Fully Finished, Walk out
Taxes: \$5200.39	House Age:	Foundation: Block
Year: 2008	Condo Fee: n/a	Basement Exit: Yes
Waterfront: Napanee River	Fee Includes: n/a	Water Softener:
In Law Suite: No	Heating Cost:	Water Treat Equip:
Storage Shed: 2	Heat: Forced Air	UV Light:
Yard Fenced: No	Fuel: Propane	Water Source: Drilled Well
# of Rooms:	Oil Tank Date: n/a	Well GPM:
Bedrooms: 3	# Amps:	Sewage: Septic
Below: 2	Roof: Asphalt	Tile Bed Age:
Bathrooms: 3	Circuit Breakers: Yes	Pool Type: n/a
Half Bath: 1	Hot Water Tank Rental: Yes	Garage/Parking: Attached 2 Car
High Efficient:	Hot Water Tank Fuel:	Driveway Width: Double
Heat Pump: Yes		Driveway Surface: Gravel
Ensuite: Yes		

Rental Equipment: hot water tank & propane tank

Directions: Follow Highway #38 to Harrowsmith. Turn left on Colebrooke Rd, follow to #489.

MLS Remarks:

Fantastic deal for clay brick bungalow in treed setting. 2400 sq ft up, 2400 sq ft down, all finished, 3 bedrooms up and 2 down, 3 1/2 bathrooms, master bedroom with ensuite, granite counter tops in kitchen, main floor den, spacious games room and rec room, gas woodstove, fireplace and deck across the back of house overlooking Napanee River.

Notes: Legal Description: Con 2 Pt Lt 47 RP29R3642 Pt 1 Napanee River



Make Your Offer!



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

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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.

This Brochure can be viewed and printed from the web
www.pattigray.com

Have A Nice Day !



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