

Comfort You Can Afford



52 Wiley St

\$199,900

Original price: \$209,200

MLS area: 23

MLS#: 0960747;

BG#: 52w

Features

- * **Hugh 25 ft Living Room**
- * **Open Concept Layout**
- * **Dining Area with Arched Window**
- * **Door in Eating Area to Patio**
- * **Main Floor Laundry**
- * **Laminate & Vinyl Flooring**
- * **Master Walk In Closet**
- * **Oak Kitchen Cabinetry, Dishwasher**
- * **Open, Undeveloped Lower Level**
- * **Garage with Operator**

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



So Much To Offer You

MLS #: 09605259

Status: Active

Price: \$199,900

| | | |
|---------------------------------|----------------------------|---------------------------------------|
| Address: 52 Wiley St | Municipality: Kingston | HRV System: No |
| Legal: Lot 56 Reg Plan 13M-55 | Subdivision: | Air Conditioning: No |
| Owner: Jacobus & Ethel Van Gogh | MLS Area: 23 | Central Vac: No |
| Occupant: Owner | County: Frontenac | TV Tower: No |
| Lot Size: 34.7 ft x 98.4 ft | Postal Code: K7K 5B4 | Exterior: Brick/Siding |
| Type: Bungalow | Poss: TBA | Floors: Laminate & Vinyl |
| Zoning: Res | Side of Road: North | Basement: Full |
| Sq Ft: 1183 | House Age: 1 1/2 | Foundation: Poured Concrete |
| Taxes: | Condo Fee: n/a | Basement Exit: No |
| Year: 2009 | Fee Includes: n/a | Water Softener: No |
| Waterfront: No | Heating Cost: | Water Treat Equip: No |
| In Law Suite: No | Heat: Forced Air | UV Light: No |
| Storage Shed: No | Fuel: Gas | Water Source: Municipal |
| Yard Fenced: No | Oil Tank Date: n/a | Well GPM: n/a |
| # of Rooms: | # Amps: 100 | Sewage: Municipal |
| Bedrooms: 2 | Roof: Asphalt | Tile Bed Age: n/a |
| Below: 0 | Circuit Breakers: Yes | Pool Type: n/a |
| Bathrooms: 1 | Hot Water Tank Rental: Yes | Garage/Parking: 1 Car Attached Garage |
| High Efficient: Yes | Hot Water Tank Fuel: Gas | Driveway Width: Single |
| Ensuite: (cheater door) | | Driveway Surface: Paved |
| Chattels: dishwasher | | |

Exclusions: Mirror and shelving on dining area wall, all sheer curtains.

Rental Equipment: hot water tank

Directions: Montreal St to Briceland to Wiley.

MLS Remarks: Every once in a while, a home comes on the market that has been extremely well cared for and this 1 1/2 yr old, 2 bedroom bungalow with garage is definitely one of them. Featuring all the amenities of homes twice its size, this home has an open concept layout, a 25 ft living room, big country kitchen with dishwasher, master with entry to the bath, a walk in master closet, main floor laundry, alarm system, entrance to the garage and a full undeveloped lower level. These are just a few of the main features, make your apt to view.

Notes: Taxes are being assessed.



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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