

Walking Distance To The Base



542 Stella

\$249,900

Original price:

MLS area:11

MLS#:

BG#: 542s

Features

- * Beautiful Hardwood Floors
- * Brick Fireplace In Living Room
- * Large Dining Room
- * Patio Doors To Deck
- * 3 +1 Bedroom , 1 1/2 Baths
- * Finished Recreation Room
- * Nicely Landscaped
- * Screened and Covered Deck
- * Fully Fenced Rear Yard
- * Breezeway And Garage

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



Woodburning Fireplace



**REALTY
EXECUTIVES**



1040 Gardiners Rd. Kingston, Ont. K7P-1R7
613-634-7653 fax 613-634-6199
E-Mail: patti@pattigray.com
Web: www.pattigray.com

East / West Sun Exposure



From Living Room

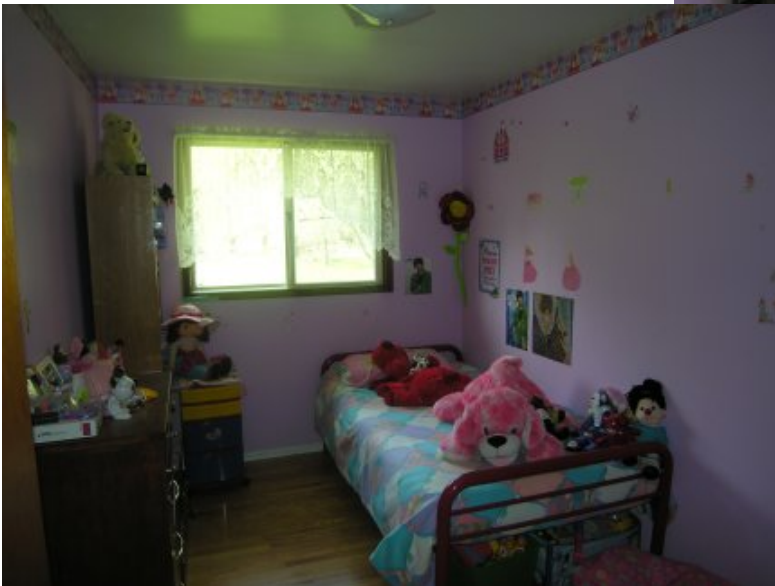


From Dining Rm Patio Door

Working Kitchen



Bedrooms



Screened and Covered Deck



Bathrooms



Main Floor 4 pc



Lower Level 2 pc

Recreation Room



Lower Level



Den or Storage Rm



Bedroom Lower Level

Hobby Room & Laundry Area



Utilites



Fully Fenced Yard



**REALTY
EXECUTIVES**



1040 Gardiners Rd. Kingston, Ont. K7P-1R7
613-634-7653 fax 613-634-6199
E-Mail: patti@pattigray.com
Web: www.pattigray.com

No Rear Neighbours



1040 Gardiners Rd. Kingston, Ont. K7P-1R7
613-634-7653 fax 613-634-6199
E-Mail: patti@pattigray.com
Web: www.pattigray.com

Measurements and Room Information

542 Stella

Level	Room	Length	Width	Flooring	Comments
M	Living Room	10'9	17'6	Hwd	Wood Fireplace
M	Dining Room	10'7	15'0	Hwd	Patio Dr. To Covered Scred Deck, Fan
M	Kitchen	10'2	13'7	Cushion	
M	Deck—Covered	19'4	9'0		
M	Front Foyer				
M	Master Bedroom	13'6	11'7	Hwd	fan
M	Bedroom	11'9	9'7	Hwd	fan
M	Bedroom	7'9	11'8	Hwd	
M	4 pc Bath	7'3	8'4	tile	
L	Recreation Rm	16'2	14'6	carpet	
L	Bedroom	13'10	12'0	carpet	
L	Den / Storage	7'4	7'6	carpet	
L	Games Rm	19'4	9'6	cushion	
L	Laundry	9'0	3'8		Open to games room
L	2 pc Bathroom	6'0	4'0	cushion	
L	Utility	21'9	13'6	concrete	



1040 Gardiners Rd. Kingston, Ont. K7P-1R7
 613-634-7653 fax 613-634-6199
 E-Mail: patti@pattigray.com
 Web: www.pattigray.com



NEAR DND PROPERTY	
Price: \$249,900	MLS® #: 10603194
Status: Pending Approval	Sale Type: Owner
Property For: Sale	Occupancy: Owner
Waterfront: No	
Address: 542 STELLA AVE	
City: KINGSTON, FRONTENAC, K7L 4V1	
Legal Descr.: LOT 7 PLAN 693,	
District: 11 - Kingston East(Incl CFB Kingston)	Age (Yrs):
Zoning: RES	Approx SqFt:
Taxes: 3217	Lot Size: 129.02 X 185. FT
Tax Year: 2009	Acreage:
Side of Road: West	
List.Date: 29-APR-2010	Possession: TBA

Directions Hwy 2 east, just past Base, turn North onto Stella

Bedrooms: 3+1	Exterior: Brick	Fireplace Type: Wood
Bathrooms: 1 \ 1	Roof: Shingles - Asphalt	# of Fireplaces: 1
Amperage: 100	Foundation: Block	Exterior Features: Deck, Landscaped, Screened Porch
Access: Municipal Road	Basement: Full	Services Avail: Cable TV, Garb Pick-Up, Hydro, Telephone, High Speed Internet
Type: Single Family	Bsmnt Features: Partly Finished	Pool:
Style: 1 Storey	Heating: Forced Air, Furnace - Combination	Flooring: Carpet, Ceramic, Hardwood
Property Size: Under 0.5 Acres	Fuel - Heating: Oil	Site Features: Open Space
Building Age: 26-50	Water Supply: Well - Drilled	Doc's Available: Subdivision Plan
Construction: Frame	Sewer Type: Septic Installed	
Garage: Detached	Rentals: Water Heater, Propane Tank, Water Softener	
Garage Features: Single	Hot Water Heating: Electric	
Driveway/Parking: Double Wide	Indoor Features:	
# Parking Spaces:	Energy Code:	

Waterfront Name:	Shoreline:	Waterfront Features:
Water Frontage:		

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

Chattels Included Fans, Air Conditioner, Water Treatment.
Fixtures Excluded Tool shed
Public Remarks Located just a couple of minutes from the base is this quiet little dead end street off Hwy #2 and this 3 bedroom bungalow with a finished potential in law suite downstairs. Fully fenced and with a view to nature, this brick bungalow with c/air features a fireplace in the living room and hardwood floors. The large dining room has patio doors out to a 19 ft screened deck overlooking the tranquil pond and the deer at play.
Internal Remarks Please make showing appointments day before.

Floor	Room	Size	Floor	Room	Size
MLEVL	LIVIN	10'9 X 17'6	LLEVL	RECRM	14'6 X 16'2
MLEVL	DINRM	10'7 X 15'0	LLEVL	BEDRM	12'0 X 13'10
MLEVL	KITCH	10'2 X 13'7	LLEVL	BATH2	4'0 X 6'0
MLEVL	MBED	13'6 X 11'7	LLEVL	RECRM	9'6 X 19'4 GAMES
MLEVL	BEDRM	11'9 X 9'7	LLEVL	LAUND	3'8 X 9'0 AREA
MLEVL	BEDRM	7'9 X 11'8	LLEVL	OTHER	13'6 X 21'9 UTILITY
MLEVL	BATH4	7'3 X 8'4	LLEVL	OTHER	7'4 X 7'6 STORAGE
MLEVL	OTHER	9'0 X 19'4 DECK			

Seller Name: MARIE DE YOUNG	Home Tel.:	Bus.Tel.:
Listing Office: REALTY EXECUTIVE SOUTHEASTERN ONTARIO, BROKERAGE - K148 613 634-7653	Listing Agent: PATTI GRAY 613-634-7653 patti@pattigray.com	Website: http://www.pattigray.com
Website: http://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. (28-APR-2010 17:19 EDT)

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 !



Brokerage: REALTY EXECUTIVES SOUTHEASTERN ONTARIO
1040 Gardiners Rd. Kingston, Ont. K7P-1R7
613-634-7653 fax 613-634-6199
E-Mail: patti@pattigray.com