

Enjoy The Fresh Country Air



5471 Battersea Road

\$269,500

Just Past Village of Battersea

Original price: \$269,500

MLS area:47

MLS#: 11602066

BG#: 5471b

Features

- * Beautiful Plaster Ceilings
- * Updated Kitchen & Baths
- * Hardwood & Laminate
- * Main Floor Family Room
- * Shingles Replaced 2010
- * Close To Amenities
- * Private Setting
- * Above Ground Pool
- * Garage With Full Loft
- * Boat Launch Nearby

Living Room



Dining Room



Family Room



Door To Rear Yard / Pool / Garage

Kitchen



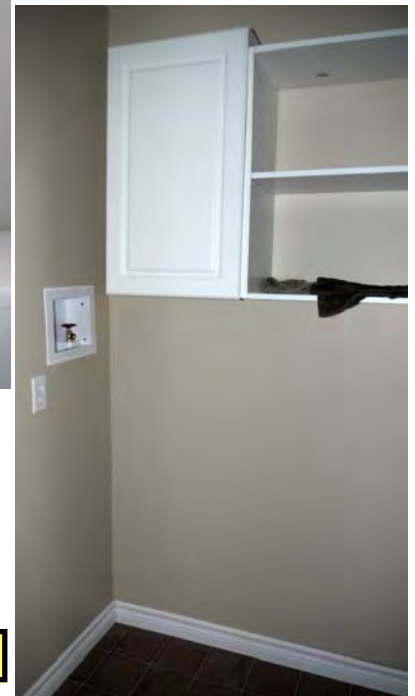
Laundry and Baths



Main 4 pc



Ensuite 3 pc



Laundry Room

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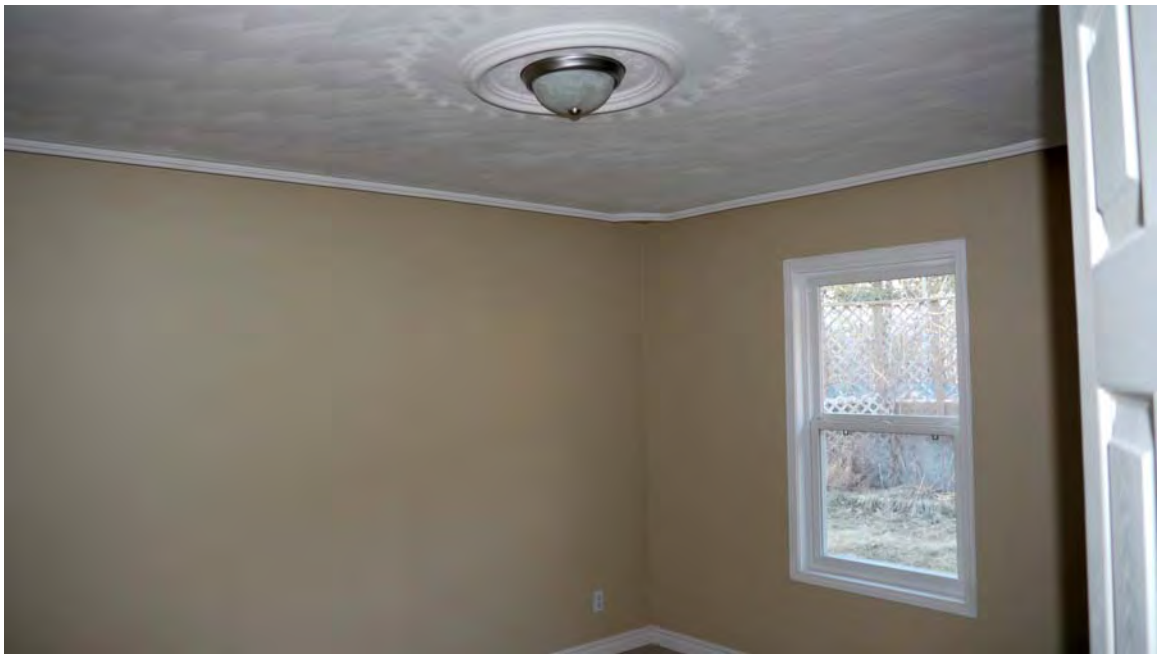
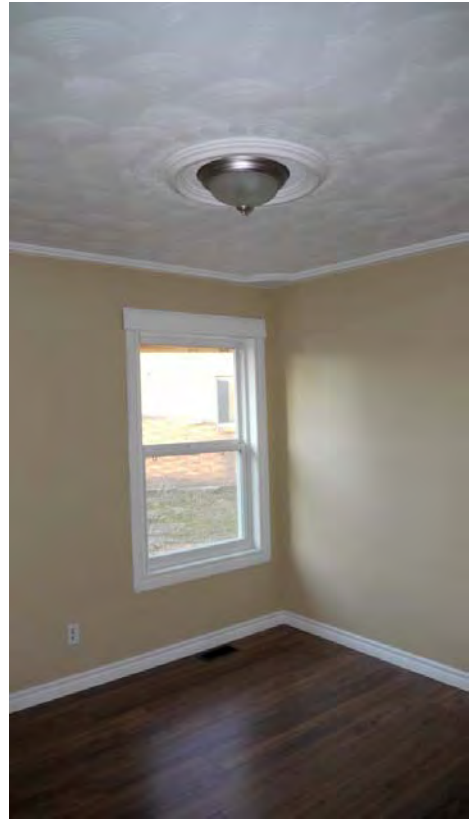


1040 Gardiners Rd. Kingston, Ont. K7P-1R7
613-634-7653 fax 613-634-6199
E-Mail: patti@pattigray.com
Web: www.pattigray.com

Master Bedroom



Bedrooms -Two, Three & Four



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Utilites



Garage



Garage Interior



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Garage Loft



Electric Sub Panel



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Above Grade Pool



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View From and To Pool



Measurements and Room Information

5471 Battersea Rd

Level	Room	Length	Width	Flooring	Comments
M	Living Room	18'0	13'10	Laminate	Molding, Plaster Ceiling
M	Dining Room	14'11	11'11	Hwd	Molding, Plaster Ceiling
M	Family Room	15'10	13'10	Carpet	Molding, Plaster Ceiling
M	Kitchen	16'10	11'6	Hwd	Molding, Fridge and Range
M	Front Foyer			Laminate	
M	Laundry	6'6	4'4	Cushion	
M	Mud Room	6'6	5'8	Hwd	
M	Master Bedroom	17'1	13'9	Laminate	Molding, Plaster Ceiling
M	Master Ensuite	5'8	6'10	Laminate	3 Pc
M	Bedroom (2)	12'2	13'10	Carpet	Molding, Plaster Ceiling, Walkin Closet 5'0 x 8'0
M	Bedroom (3)	10'2	13'10	Carpet	Molding, Plaster Ceiling
M	Bedroom (4)	9'2	10'1	Laminate	Molding, Plaster Ceiling
M	Bath	8'8	5'0	Laminate	4 Pc
L	Crawl Space				Furnace, Hot Water Tank Access in Mud Room Closet.
	Garage	40'0	17'0	Concrete Plywood	Auto Garage Opener with exterior Key Pad Single Garage Door with One Man Door and One Side Loading Door. Electrical Breaker Panel Loft, With Double Exterior Door



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Price: \$269,500	MLS® #: 11602066
Status: Active	Sale Type:
Property For: Sale	Occupancy: Vacant
	Waterfront: No
Address: 5471 BATTERSEA RD	
City: BATTERSEA, FRONTENAC, K0H 1H0	
Legal Descr.: PT LOT 12 CON 10 STORRINGTON PT 2 13R8406 EXCEPT PT 3 EXPROP PL 490020; S?T STN8906; SOUTH FRONTENAC	
District: 47 - Frontenac South	Age (Yrs):
Zoning: RES	Approx SqFt:
Taxes: 2579	Lot Size: 150 X 598
Tax Year: 2010	Acreage: 2.0
	Side of Road: West
List.Date: 28-MAR-2011	Possession: IMMEDIATE

Directions North on Battersea Rd, just on the fringe of the village Battersea, on Left.

Bedrooms: 4+0	Exterior: Brick	Fireplace Type: None
Bathrooms: 2 \ 0	Roof: Shingles - Asphalt	# of Fireplaces:
Amperage: 200	Foundation: Block	Exterior Features:
Access: Municipal Road	Basement: Crawl	Services Avail: Garb Pick-Up, Telephone, High Speed Internet
Type: Single Family	Bsmnt Features: Not Applicable	Pool: Above Ground
Style: 1 Storey, Detached	Heating: Forced Air, Furnace	Flooring: Carpet, Hardwood, Laminate
Property Size: 1.0 -2.99 Acres	Fuel - Heating: Oil	Site Features:
Building Age: 11-25	Water Supply: Well - Drilled	Doc's Available: S.P.I.S
Construction: Frame	Sewer Type: Septic Installed	
Garage: Detached	Rentals: None	
Garage Features: Single	Hot Water Heating: Electric	
Driveway/Parking: Single Wide, Paved	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 Auto Garage Dr. Opener

Fixtures Excluded

Public Remarks Situated on the fringe of Battersea Village is this all brick, 4 bedroom, 2 bathroom, bungalow set on 2.74 acres of land. With absolutely beautiful plaster ceilings, some hardwood floors and many convenient updates throughout, this home can accommodate a quick possession. In 2010, the shingles were replaced, the flooring was done, the kitchen and baths updated. It also features an 680 sq ft garage plus loft, and hydro and needs a little finishing. An excellent offering, come see!

Internal Remarks Same code for front and garage door

Floor	Room	Size	Floor	Room	Size
MLEVL	LIVIN	18`0 X 13`10	MLEVL	EBTH3	5`8 X 6`10
MLEVL	DINRM	14`11 X 11`11	MLEVL	BEDRM	12`2 X 13`10
MLEVL	FAMRM	15`10 X 13`10	MLEVL	BEDRM	10`2 X 13`10
MLEVL	KITCH	16`10 X 11`6	MLEVL	BEDRM	9`2 X 10`1
MLEVL	LAUND	6`6 X 4`4	MLEVL	BATH4	8`8 X 5`0
MLEVL	MBED	17`1 X 13`9		OTHER	40` X 17` (GARAGE)

Seller Name: DARRELL SEARLES	Home Tel.:	Bus.Tel.:
Seller Name: CHRISTINE SEARLES	Home Tel.:	Bus.Tel.:

Listing Office: [REALTY EXECUTIVE SOUTHEASTERN ONTARIO, BROKERAGE - K148 613 634-7653](http://www.pattigray.com) Website: <http://www.pattigray.com>

Listing Agent: **PATTI GRAY 613-634-7653** patti@pattigray.com Website: <http://www.pattigray.com>

CSO: **2.5**

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Disclosure

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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
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Have A Nice Day !



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