

Tucked In To The Trees



5678 North Shore Rd.

\$229,200.

Original price: \$259,200

MLS area: 47

MLS#: 10605524

BG#: 5678ns

Features

5 beautiful treed acres

3 styles of heating, in-floor, bbe, woodstove

1500 sq ft of one level living

Air exchanger, dishwasher,

3 bedrooms, 1 1/2 baths

Steps from Loughborough Lake

Open concept, kitchen with island

Wireless internet, satellite TV

Measurements and Room Information

Level	Room	Length	Width	Flooring	Comments
m	Living Room	17'0	14'0	Laminate	Wood Stove
m	Dining Room	7'6	9'6	Laminate	
m	Kitchen	14'8	14'10	Ceramic	Garden door to rear yard
m	Bathroom 2 pc	7'0	2'9	Ceramic	
m	Laundry Room	6'11	5'6	Ceramic	
m	Front Foyer	4'0	6'0	Ceramic	
m	Master Bedroom	14'7	13'7	Laminate	Walk in closet 4 x 8
m	Bedroom (2)	11'0	11'1	Laminate	
m	Bedroom (3)	11'1	9'9	Laminate	
m	Bathroom 4 pc	10'2	8'0	Ceramic	Separate Shower & Tub Access To Master Bedroom
m	Utility Hwt tk area			Concrete	
m	Utility Water pump area			Concrete	
	Garage	30	18	concrete	Storage area 5'4 x 14' 2 Door to Mud Room



1040 Gardiners Rd. Kingston, Ont. K7P-1R7

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NO MESSY BASEMENT	
Price: \$229,200	MLS® #: 10605524
Status: Active	Sale Type:
Property For: Sale	Occupancy: Owner
	Waterfront: No
Address: 5678 NORTH SHORE RD	
City: INVERARY, FRONTENAC, K0H 2L0	
Legal Descr.: PART 1 OF PART LOT 26, CONC 8 SOUTH FRONTENAC PLAN 13R-19568	
District: 47 - Frontenac South	Age (Yrs): 1
Zoning: RES	Approx SqFt: 1512
Taxes: 1	Lot Size: 467 ft irr
Tax Year: 2010	Acreage: 4.91 ACRES (1.989 HA)
List Date: 15-JUL-2010	Side of Road: south
	Possession: IMMEDIATE

Directions From Division St. and 401 go 17.2k on Perth Rd. at North Shore Rd. turn east (right). Note North Shore makes a sharp right had turn at .3k, continue for 5.7k home on right.

Bedrooms: 3+0	Exterior: Vinyl	Fireplace Type: Free Standing, Wood Stove
Bathrooms: 1 \ 1	Roof: Shingles - Asphalt	# of Fireplaces: 1
Amperage: 200	Foundation: Block	Exterior Features:
Access: Municipal Road	Basement: None	Services Avail: Hydro, Telephone, High Speed Internet
Type: Single Family	Bsmnt Features: Not Applicable	Pool:
Style: 1 Storey, Detached	Heating: Baseboard, Radiant Flr, Stove / Fireplace, Hot Water Tank, Space Heater	Flooring: Ceramic, Laminate
Property Size: 3.0 - 9.99 Acres	Fuel - Heating: Electric, Propane, Wood	Site Features:
Building Age: 0-5	Water Supply: Well - Drilled	Doc's Available: S.P.I.S, Building Location Survey
Construction: Frame	Sewer Type: Septic Installed	
Garage: Attached	Rentals: None	
Garage Features: Double, Inside Entry	Hot Water Heating: Propane	
Driveway/Parking: Double Wide, Gravel	Indoor Features: Air Exchange / HRV, Built-In Dishwasher	
# 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 Wood Stove, HVAC, Hot Water Tk, Dishwasher, Microvave.

Fixtures Excluded

Public Remarks Watch the birds and wildlife from the windows of this year old, one floor, energy efficient bungalow, set on a five acre, treed parcel of land. Built on a slab, this 1512 sq ft home features three different styles of heating from the "warm to the toes" in floor heating, the auxiliary baseboard or the woodstove using the fallen wood on the property. With 3 bedrooms, 1 ½ baths, this open concept bungalow is easy living. And, for the country toys, there is an insulated oversized double garage. Check out the kitchen!

Internal Remarks Please Arrange For Showings, Day before, Thanks

Floor	Room	Size	Floor	Room	Size
MLEVL	LIVIN	17'0 X 14'0	MLEVL	BEDRM	11'0 X 11'1
MLEVL	DINRM	7'6 X 9'6	MLEVL	BEDRM	11'1 X 9'9
MLEVL	KITCH	14'8 X 14'10	MLEVL	BATH4	10'2 X 8'0
MLEVL	LAUND	6'11 X 5'6	MLEVL	OTHER	UTILITY
MLEVL	BATH2	7'0 X 2'9	MLEVL	OTHER	UTILITY
MLEVL	OTHER	4'0 X 6'0 (FOYER)	MLEVL	OTHER	30X18 GARAGE
MLEVL	MBED	14'7 X 13'7	MLEVL	OTHER	5'4X14'2 GAR STORAGE

Seller Name: HERBERT BENEDIKT	Home Tel.:	Bus.Tel.:
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Listing Office: REALTY EXECUTIVE SOUTHEASTERN ONTARIO, BROKERAGE - K148 613 634-7653 Website: http://pattigray.com	Listing Agent: PATTI GRAY 613-634-7653 patti@pattigray.com Website: http://www.pattigray.com
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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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