

Great Price - Great Location



567 Quail Crt

\$212,200

Original price: \$216,200

MLS area: 28

MLS#: 09606874

BG#: 567q

Features

- * Quiet Cul De Sac Location
- * Freehold Town Home End Unit
- * Open Concept
- * 3 Bedrooms, 1 1/2 Bathrooms
- * South Facing Rear Yard
- * Spacious Master with Double Door Entry
- * 3 Tiered Deck for Spacious Living, Awning & Gazebo
- * Professionally Finished Lower Level
- * Garage with Operator
- * 1475 Sq Ft

Realty Executives Southeastern Ontario Brokerage 1040 Gardiners Rd. Kingston, ON K7P-1R7
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Cul de Sac End Unit

MLS #: 09606874

Status: Active

Price: \$212,200

Address: 567 Quail Crt	Municipality: Kingston	HRV System: No
Legal: Pt of Blk 15 Reg Plan 1987	Subdivision:	Air Conditioning: Yes
Owner: Douglas & Janet Healey	MLS Area: 28	Central Vac: No
Occupant: Owner	County: Frontenac	TV Tower: No
Lot Size: 26.06 ft x 120.65 ft	Postal Code: K7M 8Z3	Exterior: Brick/Siding
Type: 2 Storey	Poss: TBA	Floors: Laminate, Carpet & Vinyl
Zoning: Res	Side of Road: South	Basement: Full, Part Finished
Sq Ft: 1475	House Age:	Foundation: Block
Taxes: \$2571.97	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: Yes	Oil Tank Date: n/a	Well GPM: n/a
# of Rooms:	# Amps: 100	Sewage: Municipal
Bedrooms: 3	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: Attached Garage
Half Bath: 1	Hot Water Tank Fuel: Gas	Driveway Width: Single
High Efficient: Yes		Driveway Surface: Paved
Ensuite: No		
Chattels: dishwasher, awning and ceiling fans.		

Exclusions: kitchen island

Rental Equipment: hot water tank

Directions: Bath Rd to Vista Dr, 2nd right is Quail. Or Bayridge Dr to Roosevelt left on Vista, left on Quail.

MLS Remarks:

Set on a quiet south west end cul de sac, this three bedroom, 1.5 bath freehold town home is an end unit with a beautiful three tiered deck facing south. Open concept by design and with a professionally finished rec rm, this home is set up for entertaining. Besides the awning over the sliding glass doors from the kitchen, there are 2 gaze-bos positioned over two of the decks for weather protection and privacy. The double door entry to the master bedroom makes the room feel spacious and you very special. With 1475 sq ft, this home has a lot to offer including a reasonable price. Quick possession is available. There is a large single garage with remote.



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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