

# In Town Convenience



**590 Second Street**

**\$197,800**

Original price: \$197,800

**Triple Town Lot**

MLS area:05

MLS#: 10602130

BG#: 590s

## Features

- \* Century Old Home
- \* 4 Bedrooms + Main Floor Den
- \* Huge Country Kitchen
- \* 1 1/2 Baths
- \* Gas Fireplace In Living Room
- \* Foam Insulated Lower Level
- \* Shingles 4-5 Years Old
- \* High Efficient 5 Year Old Gas Furnace
- \* 200 Amp Electrical Service
- \* Single Attached 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



## Measurements and Room Information

Level	Room	Length	Width	Flooring	Comments
M	Living Room	17'5	14'3	carpet	Gas Fireplace, Pillar entrance to dining Rm
M	Dining Room	14'6	13'9	carpet	French Door To Front Foyer
M	Kitchen	20'0	13'5	cushion	Access doors to Front, Rear and Garage fan
M	Den	7'6	13'8	carpet	Could be Bedroom , Main Fl Laundry / Pantry
M	Front Foyer	5'0	14'6	cushion	French door to Dining Rm. French door to Hall
M	2 pc Bathroom	2'8	6'0	Softwood	
2	Master Bedroom	15'0	18'0	softwood	Second stairs to kitchen
2	Bedroom (2)	13'4	10'0	softwood	
2	Bedroom (3)	13'3	11'7	softwood	
2	Bedroom (4)	14'2	11'11	softwood	Closet 3'10 x 7'2
2	4 pc Bath	14'3	6'6		
L	Utility				



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# If Price Is Important

MLS #: 10602130

Status: Active

Price: \$197,800

Address: 590 Second St.	Municipality: Gananoque	HRV System: no
Legal: Lots 122,124, &126	Subdivision:	Air Conditioning: no
Owner: Dave Higgs	MLS Area: 05 Gan.	Central Vac: no
Occupant: Owner	County: Leeds	TV Tower:
Lot Size: 122 x 178.4 Acres:	Postal Code: K7G 2K5	Exterior: Brick
Type: 2stry Zoning: res	Poss: Immediate	Floors: Cushion,carpet, softwood
Sq Ft: Below:	Side of Road: north	Basement: Partial
Taxes:\$2199.90 Year: 2009	House Age: 100+	Foundation:stone
Waterfront: no	Condo Fee: n/a	Basement Exit: no
In Law Suite: no	Fee Includes: n/a	Water Softener:
Storage Shed: Yard Fenced: no	Heating Cost:	Water Treat Equip:
# of Rooms:10	Heat: fag	UV Light:
Bedrooms: 4 Below:	Fuel: gas	Water Source: municipal
Bathrooms: 1 Half Bath: 1	Oil Tank Date: n/a	Well GPM:
High Efficient: yes Heat Pum: no	# Amps: 200	Sewage: municipal
Ensuite: no	Roof: asphalt	Tile Bed Age:
Chattels:fridge, gas range,washer,dryer	Circuit Breakers: yes	Pool Type:
	Hot Water Tank Rental: yes	Garage/Parking: single +
	Hot Water Tank Fuel: gas	Driveway Width: single
		Driveway Surface: driveway

Exclusions:

Rental Equipment: hot water tank

Directions:

MLS Remarks: Talk about value, this stately, red brick, century old home on a triple town lot features four bedrooms, huge principal rooms with gas fireplace, high ceilings, and a country kitchen with an entrance into the attached garage. Featuring 4 yr old shingles and gas furnace, and with a 200 amp electrical service, this home is ready for your family.

Notes:



Make Your Offer!



Listing Broker: Patti Gray / 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](http://www.pattigray.com)

*Have A Nice Day !*



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