

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



Welcome To 590 Second St.



Dining rm is on right

Gas Fireplace



From front foyer looking thru Dining room to Living Room



From Living Room Looking thru Dining Room to Front Foyer door

Living Room



Gas Fireplace

Country Style Kitchen



Main Floor Den



Main Floor 2 Pc Bath

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Master Bedoom



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Bedrooms



4 pc Bath



Utilites



Foam Insulated Walls

Side and Rear



Working hand
pump for water
gardening.

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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

Brokerage: Realty Executives Southeastern Ontario 1040 Gardiners Rd. Kingston ON K7P 1P7
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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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