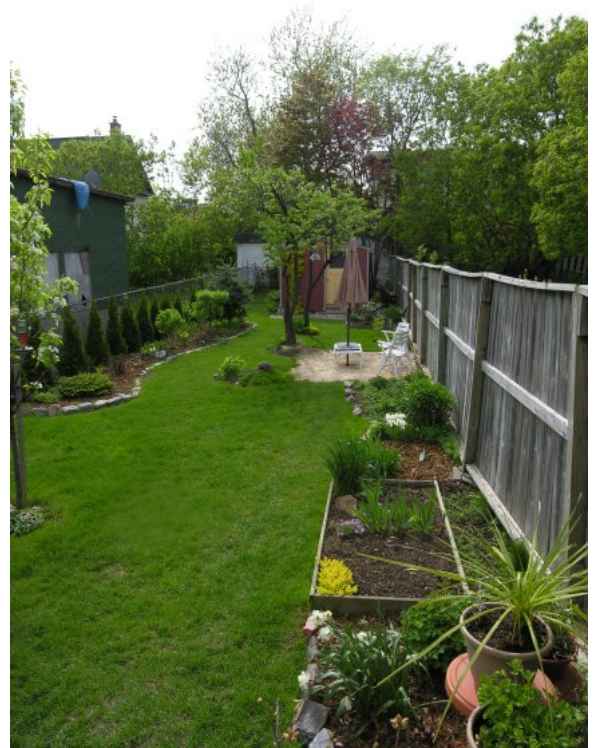


# So Much Charm



**620 Victoria St**



**\$194,200**

Original price: \$194,200

MLS area: 22

MLS#: 09603580

BG#: 620v

## Features

- \* Cherry Hardwood in Living & Dining Room
- \* Updated Bathroom (2007)
- \* Furnace 2006
- \* Re-Insulated & New Siding (2007)
- \* Updated Low E Windows
- \* Updated Electrical (2008)
- \* Original Pine Floors
- \* New Front Porch & Back Deck (2007)
- \* New Kitchen Cabinets (2007)
- \* Postcard Rear Yard

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





# Move In Condition

MLS #: 09603580

Status: Active

Price: \$194,200

Address: 620 Victoria St	Municipality: Kingston	HRV System: No
Legal: See Notes	Subdivision:	Air Conditioning: No
Owner: Chris & Marie Walker	MLS Area: 22	Central Vac: No
Occupant: Owner	County: Frontenac	TV Tower: No
Lot Size: 21 ft x 132 ft	Postal Code: K7K 4S4	Exterior: Vinyl Siding
Type: 2 Storey Semi-Detached	Poss: TBA	Floors: Hardwood & Vinyl
Sq Ft: 960	Side of Road: West	Basement: Full, Unfinished
Taxes: \$1436.96	House Age: 72	Foundation: Block
Year: 2008	Condo Fee: n/a	Basement Exit: No
Waterfront: No	Fee Includes: n/a	Water Softener: No
In Law Suite: No	Heating Cost: See Notes	Water Treat Equip: No
Storage Shed: Yes	Heat: Forced Air	UV Light: No
Yard Fenced: Yes	Fuel: Gas	Water Source: Municipal
# of Rooms:	Oil Tank Date: n/a	Well GPM: n/a
Bedrooms: 2 + den	# Amps: 100	Sewage: Sewer
Bathrooms: 1	Roof: Tar & Gravel	Tile Bed Age: n/a
High Efficient: Yes	Circuit Breakers: Yes	Pool Type: n/a
Ensuite: No	Hot Water Tank Rental: No	Garage/Parking: No Garage
Chattels: dishwasher & microwave	Hot Water Tank Fuel: Gas	Driveway Width: Single
		Driveway Surface: Gravel

Rental Equipment: none

Directions: Princess St, turn north on Victoria St.

## MLS Remarks:

Experience this fabulous backyard retreat for entertaining in this downtown semi which is so close to amenities. With both hardwood and softwood floors, this 2 bedroom home with a den features spacious living and dining areas with beautiful cherry floors, updated with low E double hung windows, furnace in 2006, reinsulated and new siding in 2007, and with a new front porch and back deck in 2007, this home is definitely worth your attention. See our web site for more details.

Notes: Legal Description: Pt Lt 33 Plan A-8 as Pt 2 on Plan 13R-6316  
\$180.00 a month covers gas, utilities, hot water, stove, bbq & electricity.



**Make Your Offer!**



**Listing Broker: Patti Gray / Administration: Krista Blais / Broker of Record: Bob Bankosky**

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Phone: (613) 634-7653 Fax: (613) 634-6199 Email: patti@pattigray.com Website: .www.pattigray.com

# 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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