

“One Of A Kind” Waterfront Home



6227 Revell Road

\$465,200.

Original price: \$465,200.

MLS area: 47

MLS#: 10602558

BG#: 6227r

Features

- * Huge windows overlooking water
- * Main floor laundry
- * 2+2 bedrooms, large ensuite bath
- * In floor heating in lower level
- * In floor heating in garage
- * Hardwood , ceramic floors
- * Lower level walkout
- * Situated on 300 acre lake
- * Central air, Central vac, HVAC
- * Inground fiberglass pool

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



Great Room



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Dining Room



Built In Cabinets

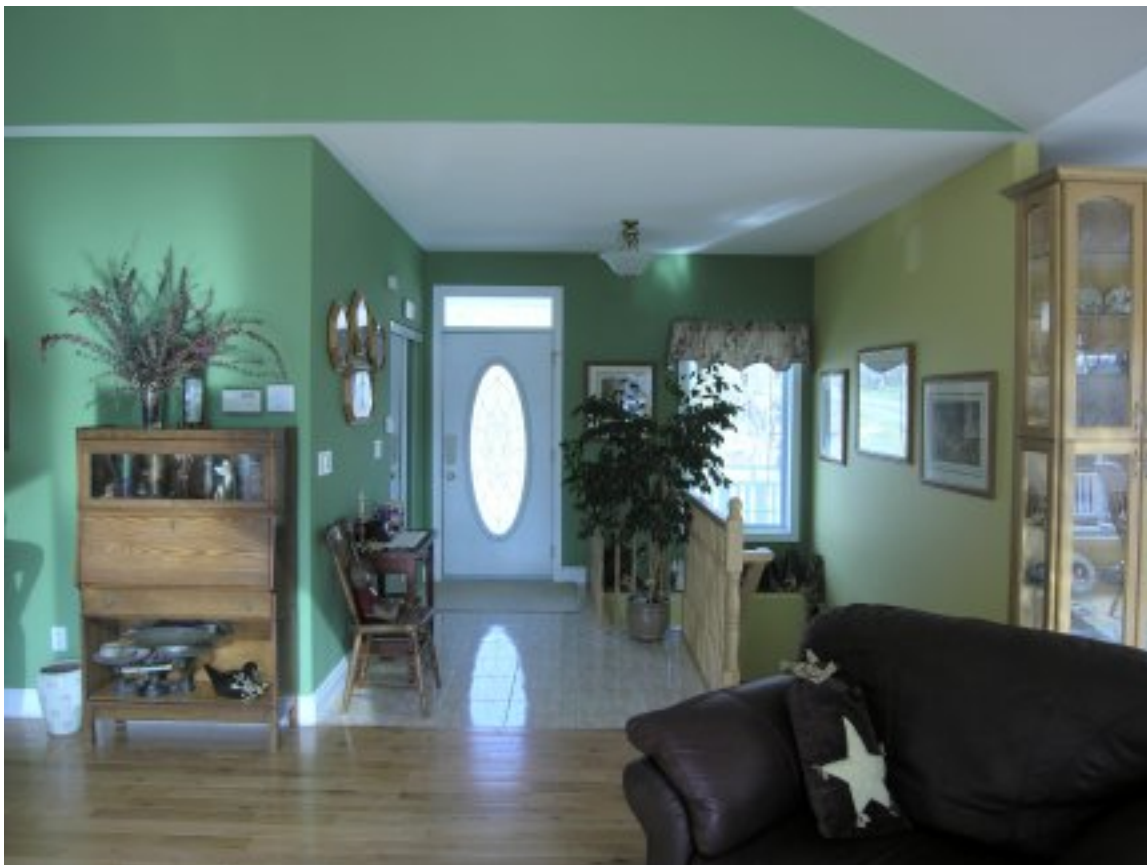


Patio door to deck

Open Concept



Looking From Great Rm to Dining Area



Front foyer

Kitchen



Master Bedroom



Ensuite Bath



Family Room

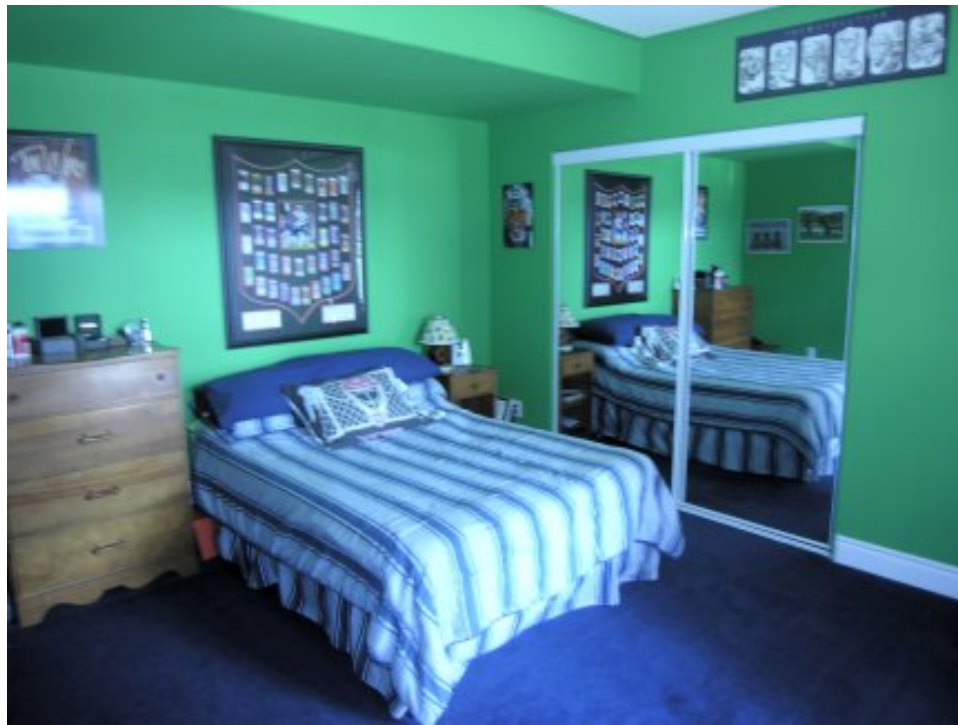


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Bedroom Two



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Bedroom Three



Lower Bath



Utilities



Distribution System



Air Handler



Electrical Panel



Boiler



Swimming Pool Equipment

Garage Utilites



60 Amp Electrical Panel



Infloor Heating Distribution

Separate Garage—In Floor Heating



Front View



Path To Dock & 300 Acre Lake



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Measurements and Room Information

Level	Room	Length	Width	Flooring	Comments
M	Great Room	18'11	14'11	Hwd	Vaulted Ceiling
M	Dining Room	19'0	11'1	Hwd	Built in cabinets
M	Kitchen	12'3	9'11	Ceramic	Dw, Built in Range and Oven
M	Front Foyer			Ceramic	
M	2 pc Bathroom	5'10	2'8	Ceramic	
M	Master Bedroom	13'3	12'11	Carpet	
M	Ensuite	10'5	9'5	Ceramic	4 pc, jacussi tub
M	Bedroom Two	10'8	9'7	Carpet	
M	Rear Hall—Laundry	6'0	8'0	Ceramic	
L	Recreation Room	18'11	15'7		Patio Door To Swimming Pool Area
L	Bedroom Three	14'5	12'8	Carpet	
L	Bedroom Four	13'7	12'5	Carpet	
L	3 pc Bath	12'5	8'6	Ceramic	
L	Utility	16'8	8'0	Concrete	
	Garage				Triple Car, insulated, in floor heating, 60 amp electrical panel,



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Price: \$465,200	MLS® #: 10602558
Status: Active	Sale Type:
Property For: Sale	Occupancy: Owner
	Waterfront: Yes
Address: 6227 REVELL RD N	
City: VERONA, FRONTENAC, KOH 2W0	
Legal Descr.: LOT 7 PLAN 1966, TOPWNSHIP OF PORTLAND	
District: 47 - Frontenac South	Age (Yrs): 4
Zoning: RES	Approx SqFt: 1360
Taxes: 3723	Lot Size: 177.3
Tax Year: 2009	WATERFRONT X IRRIGULAR
	Acreage: 1.23
	Side of Road: West
List.Date: 08-APR-2010	Possession: TBA

Directions Hwy 38 To Verona, West onto Bank St. right at end onto Revell

Bedrooms: 2+2	Exterior: Vinyl	Fireplace Type:
Bathrooms: 2 \ 1	Roof: Shingles - Asphalt	# of Fireplaces:
Amperage: 200	Foundation: Block	Exterior Features: Balcony, Deck, Fenced - Partial, Landscaped, Patio, Dock
Access: Municipal Road, Waterfront Owned	Basement: Full	Services Avail: Garb Pick-Up, Hydro, Street Lights, Telephone, High Speed Internet
Type: Single Family	Bsmnt Features: Fully Finished	Pool: Inground
Style: 1 Storey, Detached	Heating: Forced Air, Radiant Flr, Boiler, Energy Efficient	Flooring: Carpet, Ceramic, Hardwood
Property Size: 1.0 -2.99 Acres	Fuel - Heating: Propane	Site Features: Bay / Lake, Golf Course, Rolling, Island, Landscaped, Water Front
Building Age: 0-5	Water Supply: Well - Drilled	Doc's Available: S.P.I.S, Floor Plan, Building Location Survey, Well Record, Septic Documents
Construction: Frame	Sewer Type: Septic Installed	
Garage: Detached	Rentals: None	
Garage Features: Triple	Hot Water Heating: Propane, On Demand	
Driveway/Parking: Double Wide, Gravel	Indoor Features: Built-In Appliances, Built-In Dishwasher, Central A/C, Central Vacuum, Vaulted/9ft Ceilings, Walkout Basement, Hardwood Floors	
# Parking Spaces: 5	Energy Code:	

Waterfront Name: VANLUVEN LAKE	Shoreline: Natural, Shallow, Clean, Rocky	Waterfront Features: Dock
Water Frontage:		

Property Manager:	Condo Fees Incl.:	Storage:
Phone:	Common Elements:	WaterView:
Condo Fees:		Pets:

Chattels Included Jenn-air cook top, built in oven, Dishwasher, Pool Equipment, Water treatment Equipment

Fixtures Excluded

Public Remarks The water is calling you to this spectacular setting where this 4 year old, custom built bungalow with fully developed lower level (1192sq ft) is set overlooking the shores of Van Luven Lake in Verona. With no shortage of well water at a recorded 36 gallons per minute, this 2+2 bedroom home has huge windows overlooking the lake and lots of natural light. With in floor heating in both the lower level and in the separate 1000 sq ft garage, and an inground fiberglass pool with incredible views, this is a class act

Internal Remarks

Floor	Room	Size	Floor	Room	Size
MLEVL	LIVIN	18'11 X 14'11	MLEVL	BEDRM	10'8 X 9'7
MLEVL	DINRM	19'0 X 11'1	LLEVL	FAMRM	18'11 X 15'7
MLEVL	KITCH	12'3 X 9'11	LLEVL	BEDRM	14'5 X 12'8
MLEVL	LAUND	6'0 X 8'0	LLEVL	BEDRM	13'7 X 12'5
MLEVL	BATH2	5'10 X 2'8	LLEVL	BATH3	12'5 X 8'6
MLEVL	MBED	13'3 X 12'11	LLEVL	OTHER	16'8 X 8'0
MLEVL	EBTH4	10'5 X 9'5			

Seller Name: DANIEL DEKAIRELLE	Home Tel.:	Bus.Tel.:
Seller Name: CHRISTINA DEKAIRELLE	Home Tel.:	Bus.Tel.:

Listing Office: [REALTY EXECUTIVE SOUTHEASTERN ONTARIO, BROKERAGE - K148 613 634-7653](http://www.pattigray.com) Website: <http://pattigray.com>
 Listing Agent: **PATTI GRAY 613-634-7653** patti@pattigray.com
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CSO: **2.0**

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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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