

# Perfect Retirement Home



**628 Roosevelt Dr**

**\$265,200**

Original price: \$265,200

MLS area: 28

MLS#: 09603026

BG#: 628r

## Features

- \* Clay Brick Exterior
- \* 2 Bedrooms Up, 2 Down
- \* Master Bedroom with Garden Door to Deck
- \* 2 Fireplaces
- \* Stair Glide to Lower Level
- \* 3 Full Bathrooms
- \* Finished Rec Room
- \* Staircase in Garage to Lower Level
- \* Elevator in Garage
- \* Concrete Curbs, Paved Driveway

Realty Executives Southeastern Ontario Brokerage 1040 Gardiners Rd. Kingston, ON K7P-1R7  
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# Living Room



**REALTY  
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# Kitchen



# Eating Area



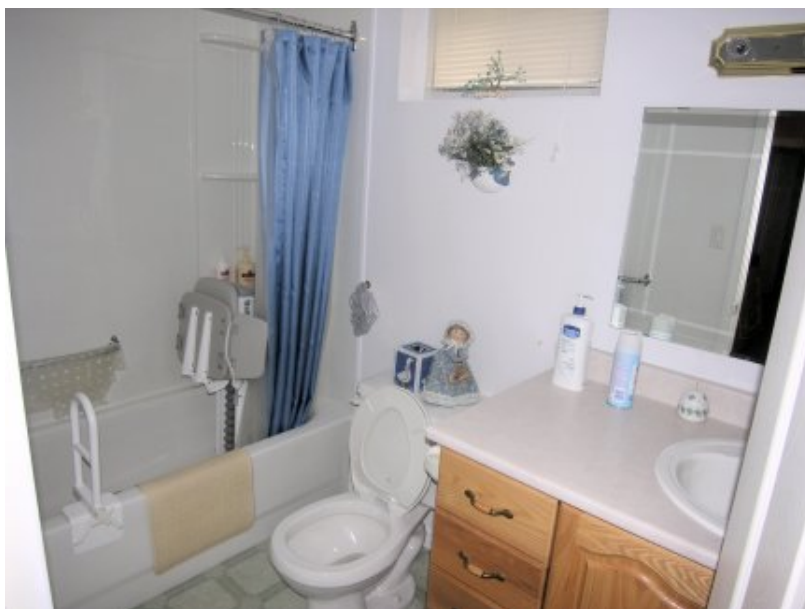
# Master Bedroom with Ensuite



# Secondary Bedroom & Bathroom



# Lower Level Bedrooms & Bathroom



# Rec Room



# Lower Level Games Room



# Utilities



# Two Patio Doors to Deck



## Measurements and Room Information

Level	Room	Length	Width	Flooring	Comments
M	Living Room	19' 8	14' 5	Carpet	Fireplace, patio door, fan
M	Dining Room	11' 4	11' 1	Vinyl	
M	Kitchen	10' 4	11' 1	Vinyl	Fan window
M	Master Bedroom	15' 5	13' 0	Carpet	Patio door
M	Ensuite	8' 2	5' 5	Vinyl	3 piece, corner shower
M	Bedroom (2)	13' 6	9' 0	Carpet	
M	Main Bathroom	9' 5	5' 0	Vinyl	
M	Laundry Room	9' 10	8' 0	Vinyl	
L	Bedroom (3)	11' 1	13' 0	Carpet	
L	Bedroom (4)	12' 0	10' 4	Carpet	
L	Bathroom	8' 9	5' 0	Vinyl	4 piece
L	Rec	24' 6	13' 6	Carpet	Fireplace
L	Games Room	21' 0	13' 0	Carpet	Pool table size
L	Utility Room	13' 9	8' 7	Concrete	
L	Fruit Cellar	11' 0	7' 3	Concrete	



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# Auden Park Location

MLS #: 09603026

Status: Active

Price: \$265,200

Address: 628 Roosevelt Dr	Municipality: Kingston	HRV System: Yes
Legal: Lot 239 Plan 1965	Subdivision: Auden Park	Air Conditioning: Yes
Owner: William & Margaret McArthur	MLS Area: 28	Central Vac: Yes
Occupant: Owner	County: Frontenac	TV Tower: No
Lot Size: 47.90 ft x 142.73 ft	Postal Code: K7M 8T7	Exterior: Brick/Siding
Type: Bungalow	Poss: TBA	Floors: Carpet & Vinyl
Sq Ft: 1450	Side of Road: West	Basement: Fully Finished
Taxes: \$3665.28	House Age: 13	Foundation: Block
Waterfront: No	Condo Fee: n/a	Basement Exit: to garage
In Law Suite: No	Fee Includes: n/a	Water Softener: No
Storage Shed: No	Heating Cost:	Water Treat Equip: No
Yard Fenced: No	Heat: Forced Air	UV Light: No
# of Rooms:	Fuel: Gas	Water Source: Municipal
Bedrooms: 2	Oil Tank Date: n/a	Well GPM: n/a
Below: 2	# Amps: 100	Sewage: Municipal
Bathrooms: 3	Roof: Asphalt	Tile Bed Age:
Half Bath:	Circuit Breakers: Yes	Pool Type: n/a
High Efficient:	Hot Water Tank Rental: Yes	Garage/Parking: Attached 1 1/2 Garage
Ensuite: Yes	Hot Water Tank Fuel: Gas	Driveway Width: Double
		Driveway Surface: Gravel

Rental Equipment: hot water tank

Directions: Bayridge Dr to Roosevelt Dr.

## MLS Remarks:

Comfortable spacious home with stair glide to finished basement and elevator to garage, two bedrooms up and two down and three bathrooms, one an ensuite. This home features two focal gas fireplaces and a back yard view to an archeological site.



**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.**

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*Have A Nice Day !*



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