

# Turn Key, Move In



**644 Davis Dr**

**\$209,500**

Original price: \$219,500

MLS area: 35

MLS#: 09605953

BG#: 644d

## Features

- \* 3 + 1 Bedrooms, 3 Bathrooms
- \* 1365 Sq Ft
- \* Eat In Kitchen
- \* Hardwood Floors
- \* Patio Doors to Two Tiered Deck
- \* Finished Lower Level
- \* Single Car Garage
- \* Central Air



# Be The Next Proud Owner

MLS #: 09603731

Status: Active

Price: \$209,500

Address: 644 Davis Dr	Municipality: Kingston	HRV System: No
Legal: Plan 1898 Pt Lt 39 13R7242 Pt 3	Subdivision:	Air Conditioning: Yes
Owner: Rachelle Seguin	MLS Area: 35	Central Vac: No
Occupant: Tenant	County: Frontenac	TV Tower: No
Lot Size: 32 ft x 103 ft	Postal Code: K7M 7X6	Exterior: Brick & Siding
Type: 2 Storey Link	Poss: TBA	Floors: Hardwood, Ceramic & Carpet
Sq Ft: 1365	Side of Road: East	Basement: Fully Finished
Taxes: 2613.89	House Age:	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:	Water Treat Equip: No
Storage Shed: No	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: 3	# Amps: 100	Sewage: Sewer
Below: 1	Roof: Asphalt	Tile Bed Age: n/a
Bathrooms: 2	Circuit Breakers: Yes	Pool Type: n/a
Half Bath: 1	Hot Water Tank Rental:	Garage/Parking: Attached Single Garage
High Efficient:	Hot Water Tank Fuel: Gas	Driveway Width: Single
Ensuite: Yes		Driveway Surface: Paved
Chattels:		

Rental Equipment: hot water tank

## MLS Remarks:

Instantly appealing and connected only at the garage, this 3+1 bedroom "link" home is in excellent condition with over 1365 sq ft. The 15 ft master has a full ensuite bath, the lower level is finished and there is a 2 tiered deck off the living room which is situated in a private low maintenance backyard. Just the right stuff, including air conditioning.



**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.**

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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