

Just The Right Stuff



65 North Shore Rd

\$197,200

Original price: \$219,200

MLS area: 04

MLS#: 10600485

BG#: 65n

Features

- * Updated Kitchen
- * Updated Shingles & Vinyl Siding
- * Ceramic & Hardwood Floors
- * Water Softener
- * 2 + 1 Bedrooms
- * Entry to Garage from House
- * 36 ft Deck
- * R/I 2nd Bathroom, 200 Amps
- * Finished Rec Room with Woodstove
- * 2 Minutes to Ferry

Adorable & Affordable

MLS #: 10600485

Status: Active

Price: \$197,200

Address: 65 North Shore Rd	Municipality: Howe Island	HRV System: No
Legal: See Notes	Subdivision:	Air Conditioning: No
Owner: Rob & Kelly Feeney	MLS Area: 04	Central Vac: No
Occupant: Owner	County: Frontenac Islands	TV Tower: No
Lot Size: 103 ft x 223 ft	Postal Code: K7G 2V6	Exterior: Vinyl Siding
Type: Elevated Bungalow Zoning: Res	Poss: TBA	Floors: Hardwood, Ceramic, Laminate
Sq Ft:	Side of Road: North	Basement: Fully Finished, Walkout
Taxes: \$979.75 Year: 2009	House Age:	Foundation: Wood
Waterfront: No	Condo Fee: n/a	Basement Exit: Yes
In Law Suite: No	Fee Includes: n/a	Water Softener: Yes
Storage Shed: Yes Yard Fenced: No	Heating Cost:	Water Treat Equip: Yes
# of Rooms:	Heat: Baseboard	UV Light: No
Bedrooms: 2 Below: 1	Fuel: Electric	Water Source: Drilled Well
Bathrooms: 1 Half Bath:	Oil Tank Date: n/a	Well GPM:
High Efficient:	# Amps: 200	Sewage: Septic
Ensuite: No	Roof: Asphalt	Tile Bed Age:
Chattels: dishwasher	Circuit Breakers: Yes	Pool Type: n/a
Hot	Hot Water Tank Rental: No	Garage/Parking: 1 Car Attached Garage
	Water Tank Fuel: Electric	Driveway Width: Single
		Driveway Surface: Gravel

Rental Equipment: none

Directions: From ferry, second left is North Shore Rd. House is on the left.

MLS Remarks:

Come live the good life on beautiful Howe Island with great community spirit such as the book club, the garden buds, Philomena's Church, exercise groups and more. With the ferry on demand 24/7, this is an easy 10 min drive to downtown. In move in condition, this open concept 2+1 bedroom, elevated bungalow with garage is finished with hardwood and ceramic floors up and down. The rec rm features a cozy woodstove. With a 36 ft deck to entertain on, this home will meet your every expectation.

Notes: Lot 6 RP13R1874 Pt 3 North Range Howe Island



Make Your Offer!



Listing Broker: Patti Gray / Administration: Krista Blais / 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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