

# Great Location Close to Schools



**665 Carnaby St**

**\$214,900**

Original price: \$229,200

MLS area: 37

MLS#: 08604026

BG#: 665c

## Features

- \* Needs Some Love
- \* 1708 Sq Ft
- \* 4 Bedrooms, 2 + 1 Bathrooms
- \* Main Floor Den
- \* Fireplace in Living Room
- \* Spacious Dining Room
- \* Shingles 2 yrs Old
- \* Efficient Gas Heating
- \* Hardwood Floors on Upper Level
- \* Some Updated Windows
- \* Patio Doors to Big Deck
- \* Partially Finished Lower Level

# Living Room with Fireplace



# Dining Room with Patio Door to Deck



# Eat In Kitchen



# Main Floor Den

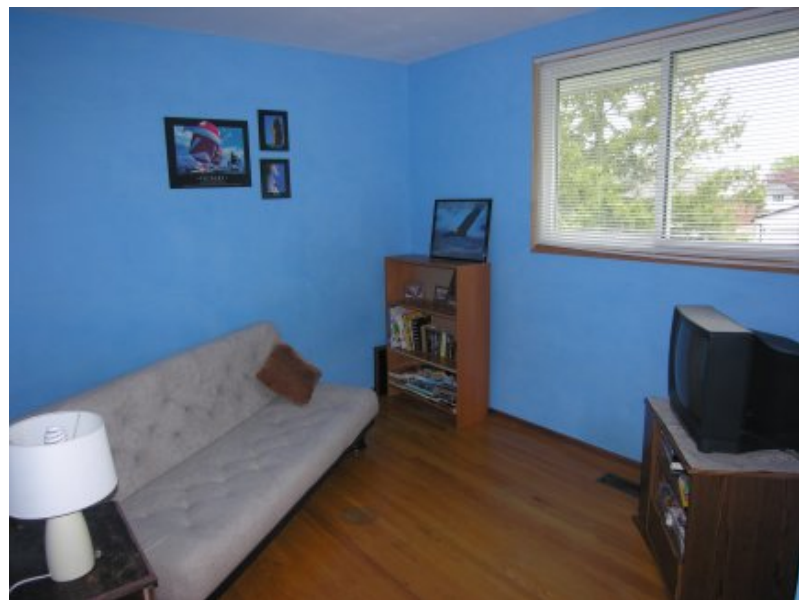


# Master Bedroom

Sink



## 3 Secondary Bedrooms



# Bathrooms



2nd Floor 3 Piece



Main Floor 2 Piece

# Lower Level



**Bar**



# Lower Level Unfinished Bathroom & Laundry



# Utilities



# Carport & 2 Storage Sheds





# Affordable

MLS #: 08604026

Status: Active

Price: \$214,900

Address: 665 Carnaby St

Municipality: Kingston

HRV system

Legal: Lot 80 Plan 1502

Subdivision:

Air Conditioning

Owner: Jim & Beth Loudon

MLS Area: 37

Central Vac

Occupant: Owner

County: Frontenac

Tv Tower

Lot Size: 62.7 ft x 114 ft

Acres:

Postal Code: K7M 5M6

Exterior Brick/Siding

Type: Res

Zoning:

Poss: TBA

Floors Hwd, Vinyl, Carpet

Sq Ft: 1708

Below:

Side of road: West

Basement Full, Part Finished

Taxes: 2816.56

Year: 2007

House Age: 35

Foundation Block

Waterfront: No

Condo Fee: n/a

Basement Exit No

Sellers Info:

In law Suite:

Fee Includes: n/a

Water softner

Storage shed:

Yard Fenced:

Heating Cost:

Water treat equip

# of Rooms:

Heat: Forced Air

UV Lite

Bedrooms: 4

Below:

Fuel: Gas

Water source Municipal

Bathrooms: 1

Half Bath: 1

oil tank date: n/a

Well GPM

High Efficient

Heat Pump:

# amps: 100

Sewage Municipal

Ensuite

Uffi:

Roof: Asphalt

Tile bed age

Chattels:

Circuit breakers:

Pool Type:

Hot water tank rental

Garage / Parking: Carport

Hot water tank fuel: Gas

Driveway width: Double

Exclusions:

Rental Equipment: HWT

Driveway surface: Paved

Directions:

## Services

MLS Remarks:

Bus service

Cable

Why buy a semi when you can purchase this 1708 sq ft two storey home set on a wide 60 ft lot in Bayridge for close to the same price. With updated windows, updated shingles and gas heating, this roomy home awaits your decorating. Featuring a fireplace in the living room, patio doors from the dining room to a 14x16 ft deck, a partially finished rec rm with a bar and brick hearth for a woodstove, this home also has a carport and 2 sheds.

Garbage Pick-up

Gas

Hydro

Street Lights

Telephone

High Speed

Notes:



## Make Your Offer



Listing Broker: Patti Gray, Broker / Administration Bob Bankosky, Broker of Record

Realty Executives Southeastern Ontario Brokerage 1040 Gardiners Rd. Kingston ON K7P 1P7

Phone: (613) 634-7653 Cell: (613) 541-9778 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 !*



Brokerage: REALTY EXECUTIVES SOUTHEASTERN ONTARIO  
1040 Gardiners Rd. Kingston, Ont. K7P-1R7  
613-634-7653 fax 613-634-6199  
E-Mail: [patti@pattigray.com](mailto:patti@pattigray.com)