

Perched On The Ridge

Incredible Views



705 Melrose

\$269,900

Original price: \$279,900

MLS area: 35

MLS#: 11602637

BG#: 705m

Features

- * 8 Years Old
- * 2 Bedroom 2 Bath
- * Vaulted Ceiling
- * Open Concept
- * Finished Recreation Room
- * Fridge, Stove, Washer, Dryer & Dw
- * 2300 W Generator and Hook up
- * Main Floor Laundry
- * R I Lower Bath
- * Air Exchanger and Central Air

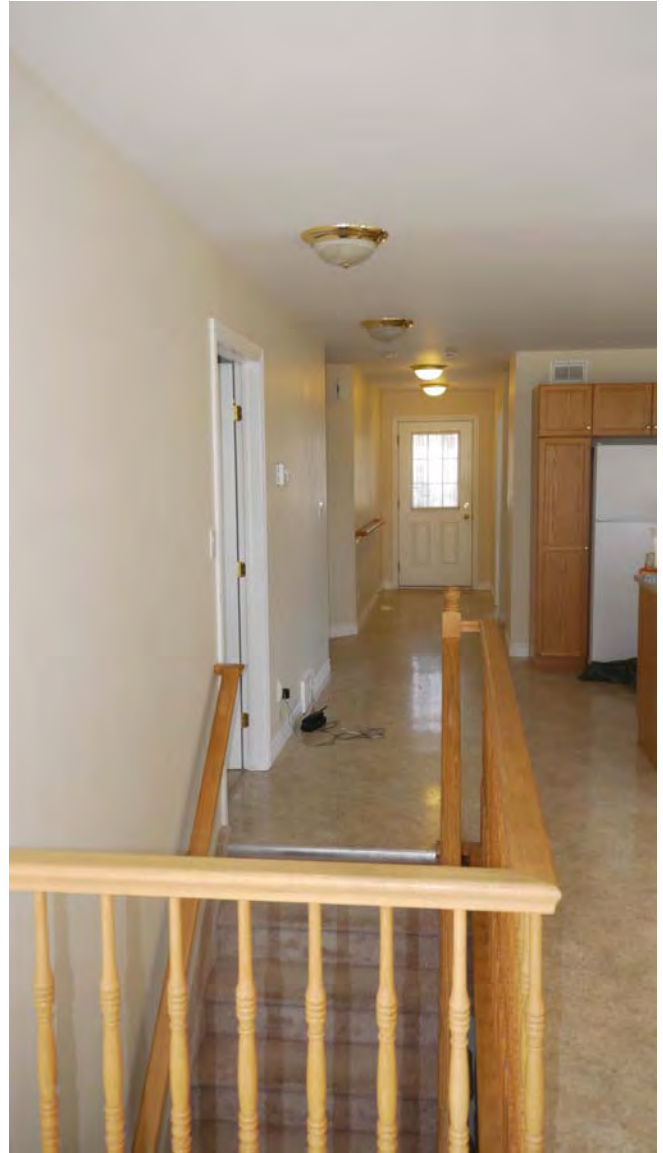
Living Room



Open Concept



From Front Door To Living Room



From Living Room To Front Door

Kitchen



Master Bedroom



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Master 4pc Ensuite Bath



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Den Or Bedroom



Main Floor



Laundry Area



2 pc Bath

Recreation Room



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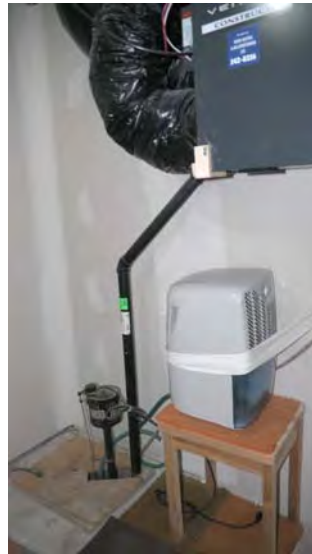


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Storage Areas



Utilites



Generator



Gas 2300watt

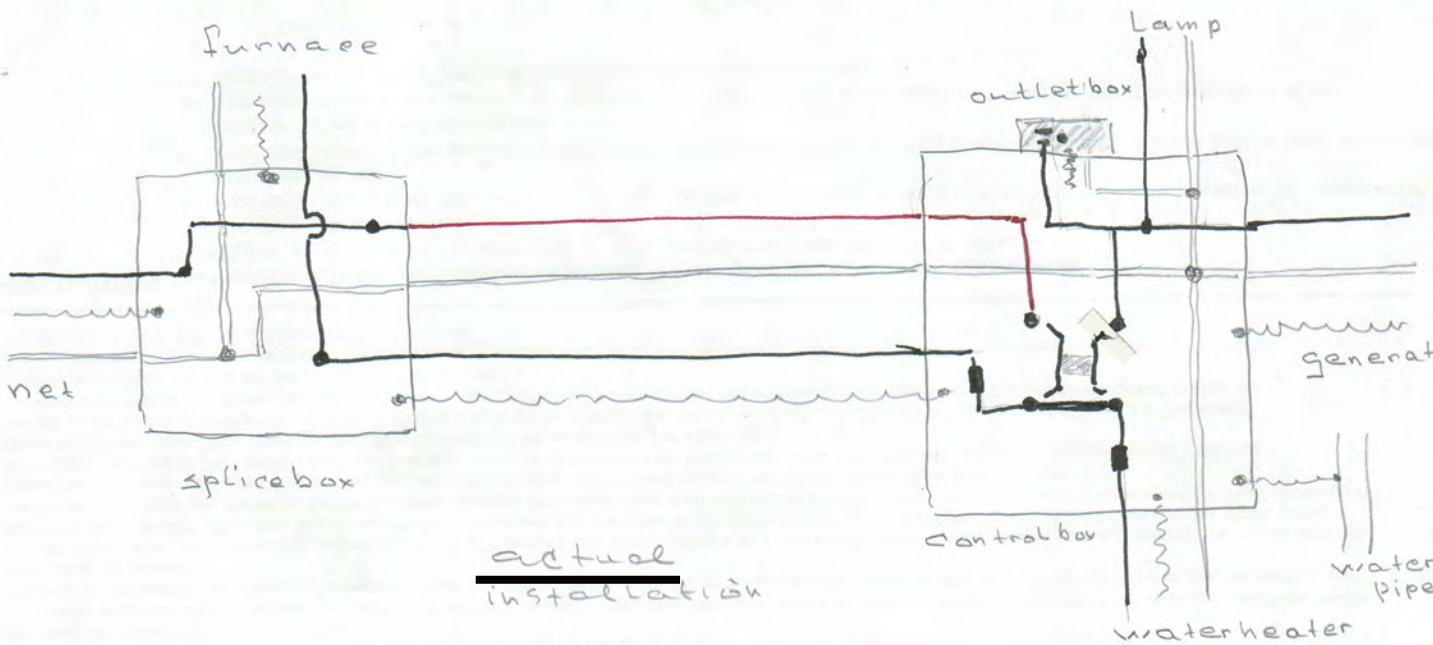
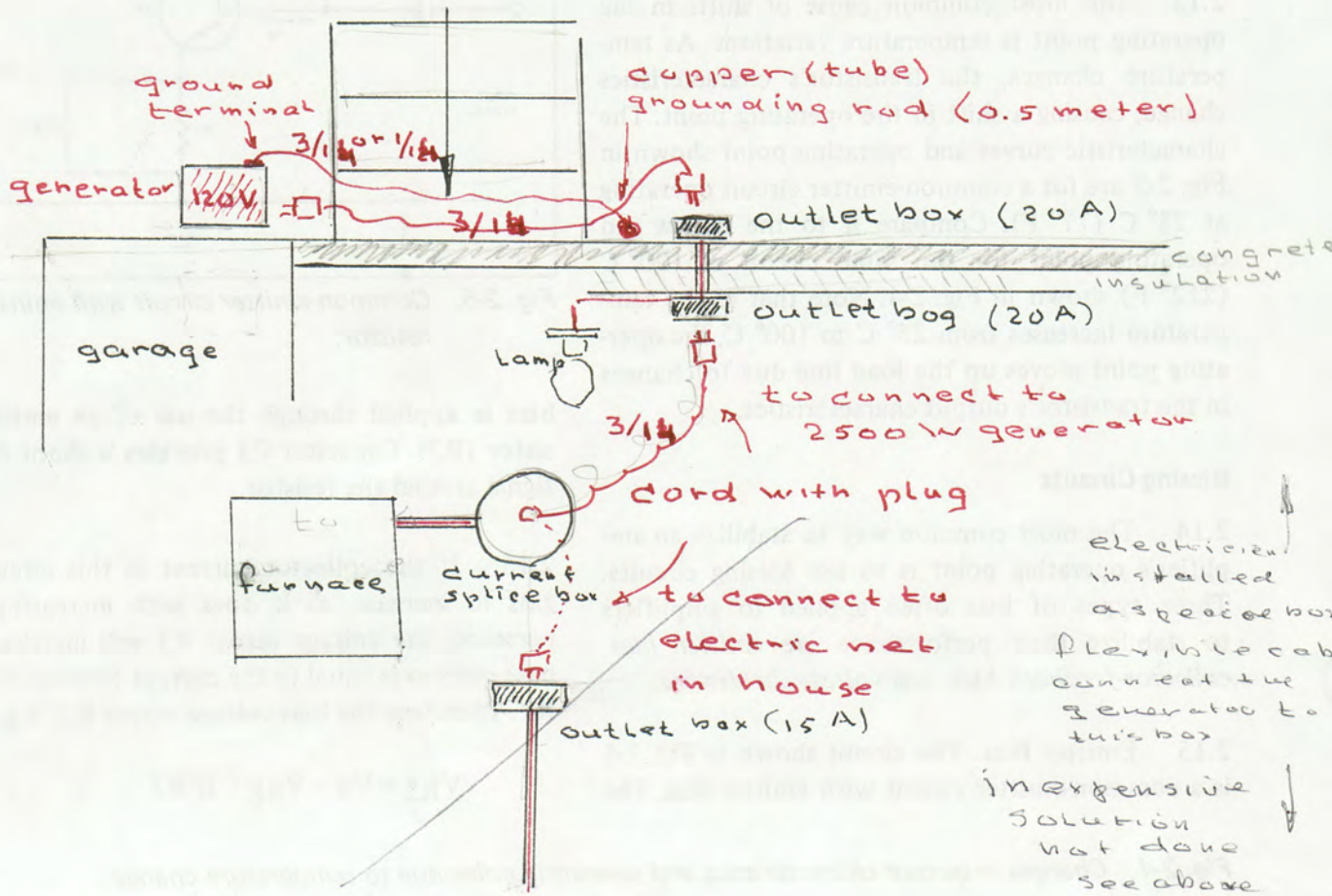


Power Switch



Exterior Connection

Proposal



$(12+5)=17'$ 3x#12 12' #12

Rear



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Rear Yard



Measurements and Room Information

705 Melrose

Level	Room	Length	Width	Flooring	Comments
M	Living Room	17'3	11'7	Carpet	Patio Doors To South Facing Deck
M	Kitchen	10'3	11'5	Cushion	Dishwasher, Range, Fridge
M	Breakfast eating	11'9	12'4	Cushion	Open to Kitchen and Stairs to Lower Level
M	Master Bedroom	13'11	11'5	Carpet	
M	Master Ensuite	8'0	5'0	Cushion	
M	Master Closet	5'5	5'0	Carpet	
M	Den / Bedroom	14'1	10'11	Carpet	Vaulted Ceiling
M	Bath 2 pc	6'1	5'4	Cushion	
M	Laundry	5'4	5'5	Cushion	Open in to rear hall
L	Recreation Room	15'9	11'8	Carpet	
L	Storage area	21'2	13'2	Concrete	Rough in for bath
L	Storage / Utility	33'4	15'6	Concrete	
					Utility Cost
					Gas\$691
					Hydro.....\$1,359
					Water & Sewer.....\$673.



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Price: \$269,900	MLS® #: 11602637
Status: Active	Sale Type:
Property For:	Occupancy: Vacant
	Waterfront: No
Address: 705 MELROSE ST	
City: KINGSTON, FRONTEANC, K7M 9B4	
Legal Descr.: LOT 45 PLAN 13M-23 CITY OF KINGSTON	
District: 35 - East Gardiners Rd	Age (Yrs): 8
Zoning: RES	Approx SqFt:
Taxes: 2986	Lot Size: 37.69 X142
Tax Year: 2010	Acreage:
	Side of Road: South
List.Date: 14-APR-2011	Possession: IMMEDIATE

Directions From Bath rd, turn North on to Tanner Dr. Right on to Melrose From Centennial Dr. turn west on to Malabar. right on to Dolshire St. Left on to Melrose.

Bedrooms: 2+0	Exterior: Brick, Vinyl	Fireplace Type: None
Bathrooms: 1 \ 1	Roof: Shingles - Asphalt	# of Fireplaces:
Amperage: 100	Foundation: Concrete / Poured	Exterior Features: Deck
Access: Municipal Road	Basement: Full	Services Avail: Bus Service, Cable TV, Garb Pick-Up, Gas (Natural), Hydro, Street Lights, Telephone, High Speed Internet
Type: Single Family	Bsmnt Features: Fully Finished	Pool:
Style: 1 Storey, Detached	Heating: Forced Air, Furnace, Energy Efficient	Flooring: Carpet, Lino / Vinyl
Property Size: Under 0.5 Acres	Fuel - Heating: Gas (Natural)	Site Features: Conservation, Landscaped
Building Age: 6-10	Water Supply: Municipal	Doc's Available: S.P.I.S, Building Location Survey
Construction: Frame	Sewer Type: Municipal	
Garage: Attached	Rentals: Water Heater	
Garage Features: Single	Hot Water Heating: Gas (Natural)	
Driveway/Parking: Single Wide	Indoor Features: Air Exchange / HRV, Built-In Dishwasher, Central A/C, Rough In Bathroom	
# Parking Spaces:	Energy Code:	

Waterfront Name:	Shoreline:	Waterfront Features:
Water Frontage:		

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

Chattels Included Dishwasher, Fridge, Range, Washer, Dryer, Air Exchanger, Central Air Conditioner, 2300W Generator

Fixtures Excluded

Public Remarks Arbour Ridge is the setting for this custom built, 2 bedroom, 2 bath bungalow that is open concept and takes full advantage of the tremendous view. Set on a 142 ft deep lot, this home has a full open lower level waiting for your ideas. There is a garage and main floor laundry for convenient one floor living. With vaulted ceilings that add to the open feeling, this is convenient living.

Internal Remarks

Floor	Room	Size	Floor	Room	Size
MLEVL	LIVIN	17'3 X 11'7	MLEVL	LAUND	5'4 X 5'4
MLEVL	KITCH	11'5 X 10'3	MLEVL	BEDRM	14'1 X 10'11
MLEVL	KITCH	12'4 X 11'9(EATING	MLEVL	BATH2	5'4 X 6'1
MLEVL	MBED	13'11 X 11'5	LLEVL	RECRM	15'9 X 11'8
MLEVL	EBTH4	8'0 X 5'0	LLEVL	OTHER	21'2 X 13'2(STORAGE
MLEVL	OTHER	5'5 X 5'0(WALKIN CL	LLEVL	OTHER	33'4 X 15'6(UTILITY

Seller Name: HEIN VANASPEREN	Home Tel.:	Bus.Tel.:
Seller Name: REGINA VANASPEREN	Home Tel.:	Bus.Tel.:

Listing Office: REALTY EXECUTIVE SOUTHEASTERN ONTARIO, BROKERAGE - K148 613 634-7653	Listing Agent: PATTI GRAY 613-634-7653 patti@pattigray.com
Website: http://pattigray.com	Website: http://www.pattigray.com

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
www.pattigray.com

Have A Nice Day !



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