

# Location and Value



**744 Grouse Cres**

**\$169,900**

Original price: \$169,900

MLS area: 39

MLS#: 09600292

BG#: 744g

## Features

- \* 2 + 1 Bedrooms, 2 Full Bathrooms
- \* Shingles Replaced in 2007
- \* Gas Stove in Rec Room
- \* Central Air
- \* Central Vacuum
- \* Fully Fenced Yard
- \* 2 Tiered Deck
- \* Gas Furnace 2002
- \* Updated Electrical Panel in 2002
- \* Well Maintained



# Exceptional Buy

MLS #: 09600292

Status: Active

Price: \$169,900

Address: 744 Grouse Cres	Municipality: Kingston	HRV System: No
Legal: See Notes	Subdivision:	Air Conditioning: Yes
Owner: Kenneth & Beverley Bowles	MLS Area: 39	Central Vac: Yes
Occupant: Owner	County: Frontenac	TV Tower: No
Lot Size: 31.64 ft x 128.22 ft	Postal Code: K7P 1A2	Exterior: Brick/Siding
Type: Semi-Elevated Bungalow	Poss: TBA	Floors: Laminate, Carpet & Vinyl
Zoning: Res	Side of Road: North	Basement: Fully Finished, Walkout
Taxes: 2088.19      Year: 2008	House Age: 32	Foundation: Block
Waterfront: No	Condo Fee: n/a	Basement Exit: Yes
In Law Suite: No	Fee Includes: n/a	Water Softener: No
Storage Shed: Yes    Yard Fenced: Yes	Heating Cost:	Water Treat Equip: No
# of Rooms:	Heat: Forced Air	UV Light: No
Bedrooms: 2      Below: 1	Fuel: Gas	Water Source: Municipal
Bathrooms: 2      Half Bath:	Oil Tank Date: n/a	Well GPM: n/a
High Efficient: Yes	# Amps: 100	Sewage: Municipal
Ensuite: No	Roof: Asphalt	Tile Bed Age: n/a
Chattels: Fridge, stove, washer & dryer.	Circuit Breakers: Yes	Pool Type: n/a
	Hot Water Tank Rental: Yes	Garage/Parking:
	Hot Water Tank Fuel: Gas	Driveway Width: Single
		Driveway Surface: Paved

Rental Equipment: Hot water tank

Directions: Milford Dr to Grouse Crescent.

MLS Remarks: Excellent value for this 2 + 1 bedroom, 2 bath, elevated bungalow semi featuring a fully finished lower level with gas woodstove. Situated in Bayridge, this unit has been lovingly cared for by the present owners with upgrades such as central air, central vac and appliances. Come view the 2 tiered deck in the fenced rear yard.

Notes: Legal Description: Lot 155 Plan 1685 Part 1 Plan 13R-2623



**Make Your Offer!**



**Listing Broker: Patti Gray / Administration: Krista Blais / Broker of Record: Bob Bankosky**

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