

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

Living Room with Bow Window



**REALTY
EXECUTIVES**



1040 Gardiners Rd. Kingston, Ont. K7P-1R7
613-634-7653 fax 613-634-6199
E-Mail: patti@pattigray.com
Web: www.pattigray.com

Eat In Kitchen



Separate Dining Room

2 Spacious Bedrooms



4 Piece Bathroom

Lower Level Den



3 Piece Bathroom

Lower Level Rec Room



Lower Level Laundry



Utilities



2 Tiered Deck, Storage Shed, Fenced Yard



Lower Level Access Door



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

Brokerage: Realty Executives Southeastern Ontario 1040 Gardiners Rd. Kingston ON K7P 1P7
Phone: (613) 634-7653 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

Have A Nice Day !



Brokerage: REALTY EXECUTIVES SOUTHEASTERN ONTARIO
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