

# View of St. Lawrence River



**74 South Shore Rd**

**\$195,900**

**Wolfe Island**

Original price: \$225,200

MLS area: 04

MLS#: 09601729

BG#: 74s

## Features

- \* Raised Flower Beds
- \* Updated Kitchen Cabinetry
- \* Wainscoting in Living Room
- \* Updated Windows - Main Floor
- \* Main Floor Laundry
- \* 2 Sheds, Garage
- \* 10' x 20' Workshop
- \* Drilled Well 8gpm & a Dug Well
- \* Incredible View
- \* Open Unfinished Lower Level

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# So Much to Offer You!

MLS #: 09601729

Status: Active

Price: \$195,900

Address: 74 South Shore Rd	Municipality: Wolfe Island	HRV System: No
Legal: See Notes	Subdivision:	Air Conditioning: No
Owner: David Kimmett	MLS Area: 04	Central Vac: No
Occupant: Owner	County: Frontenac	TV Tower: No
Lot Size: 150 ft x 300 ft	Postal Code: K0H 2Y0	Exterior: Vinyl Siding
Type: Bungalow	Poss: Immediate	Floors: Laminate & Vinyl
Sq Ft: 1100	Side of Road: North	Basement: Full, Unfinished
Taxes: \$1585.08	House Age: 17	Foundation: Poured Concrete
Year: 2008	Condo Fee: n/a	Basement Exit: No
Waterfront: No	Fee Includes: n/a	Water Softener: No
In Law Suite: No	Heating Cost:	Water Treat Equip: No
Storage Shed: Yes	Heat: Forced Air	UV Light: No
Yard Fenced: No	Fuel: Electric	Water Source: Drilled Well & Dug Well
# of Rooms:	Oil Tank Date: n/a	Well GPM: 8
Bedrooms: 3	# Amps: 200	Sewage: Septic
Bathrooms: 1	Roof: Asphalt	Tile Bed Age:
High Efficient:	Circuit Breakers: Yes	Pool Type: n/a
Ensuite: No	Hot Water Tank Rental: No	Garage/Parking: Attached 1 Car Garage
	Hot Water Tank Fuel: Electric	Driveway Width: Double
		Driveway Surface: Gravel

Rental Equipment: none

## MLS Remarks:

With a peaceful water view of the St Lawrence River, this south facing, 3 bedroom, bungalow is set on a one acre property. With updated kitchen and bathroom cabinetry, updated windows, 200 amp service, elec forced air heating and a woodstove, this economic home features a main floor laundry, full dry basement and a garage. There are two small sheds for a 8x14 insulated storage building and 10x20 insulated work shop. The main water source is a dug well and there is a drilled well with excellent water flow that was drilled by the previous owner which was never needed and therefore not hooked up.

Notes: Legal Description: Conc 13 WPT Lot 2 SBL RP13R-12270 Part 1



**Make Your Offer!**



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

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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.**

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*Have A Nice Day !*



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