

No Condo Fees Here!



753 Front Road

\$199,900

Original price:

MLS area: 28

MLS#: 10606166

BG#: 753f

Features

- * Park like rear fenced yard
- * Spacious principal rooms
- * Easy One floor living
- * 3 bedrooms, 1 1/2 bath
- * Circular drive
- * Single car garage
- * Large deck for entertaining
- * Close to shopping, medical, bus route

Measurements and Room Information

753 Front Rd.

Level	Room	Length	Width	Flooring	Comments
M	Living Room	17'4	11'6	carpet	Gas Fireplace
M	Dining Room	15'5	12'0	carpet	
M	Kitchen	12'6	8'2	Hwd	
M	Front Foyer				
M	2 pc Bathroom	4'0	4'5	tile	
M	Master Bedroom	13'5	11'0	carpet	fan
M	Bedroom (2)	12'0	9'6	carpet	
M	Bedroom (3)	10'6	9'5	carpet	
M	4 pc Bath	8'0	6'0	tile	
	Utility				



1040 Gardiners Rd. Kingston, Ont. K7P-1R7
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Price: \$199,900	MLS® #: 10606166
Status: Active	Sale Type:
Property For: Sale	Occupancy: Owner
Waterfront: No	
Address: 753 FRONT RD	
City: KINGSTON, FRONTENAC, K7M 4L6	
Legal Descr.: LOT 162 PLAN 497	
District: 28 - City Southwest	Age (Yrs):
Zoning: RES	Approx SqFt:
Taxes: 2800	Lot Size: 82 X 141
Tax Year: 2009	Acreage:
Side of Road:	
List.Date: 13-AUG-2010	Possession: TBA

Directions

Bedrooms: 3+0	Exterior: Brick/Siding	Fireplace Type: Gas (Natural)
Bathrooms: 1 \ 1	Roof: Shingles - Asphalt	# of Fireplaces: 1
Amperage: 100	Foundation: Block	Exterior Features: Deck, Fenced, Landscaped, Patio, Storage Shed(s)
Access: Municipal Road	Basement: Crawl	Services Avail: Bus Service, Cable TV, Garb Pick-Up, Gas (Natural), Hydro, Street Lights, Telephone, High Speed Internet
Type: Single Family	Bsmnt Features: Unfinished	Pool:
Style: 1 Storey, Detached	Heating: Forced Air, Furnace	Flooring: Carpet, Hardwood
Property Size: Under 0.5 Acres	Fuel - Heating: Gas (Natural)	Site Features: Landscaped
Building Age: 51-99	Water Supply: Municipal	Doc's Available: S.P.I.S
Construction: Frame	Sewer Type: Municipal	
Garage: Attached	Rentals: Water Heater	
Garage Features: Single	Hot Water Heating:	
Driveway/Parking: Single Wide, Circular Dway	Indoor Features: Built-In Dishwasher, Central A/C	
# 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
Fixtures Excluded
Public Remarks One floor living is what this angel stone brick bungalow is all about. Set on a mature treed oversized lot with a circular drive, this 3 bedroom home features gas fireplace, central air, hardwood floors, main floor laundry room, and updated shingles. The privacy this lot affords from the deck is delightful making the perfect setting for a hot tub. There is an attached garage large enough for your car and still plenty of room for storing your toys.
Internal Remarks Please arrange showing day before, thanks

Floor	Room	Size	Floor	Room	Size
MLEVL	LIVIN	17'4 X 11'6	MLEVL	BEDRM	10'6 X 9'5
MLEVL	DINRM	15'5 X 12'0	MLEVL	BATH4	8'0 X 6'0
MLEVL	KITCH	12'6 X 8'2	MLEVL	BATH2	4'0 X 4'5
MLEVL	MBED	13'5 X 11'0	MLEVL	LAUND	9'9 X 6'8
MLEVL	BEDRM	12'0 X 9'6			

Seller Name: JENIFER WARTMAN	Home Tel.:	Bus.Tel.:
Listing Office: REALTY EXECUTIVE SOUTHEASTERN ONTARIO, BROKERAGE - K148 613 634-7653	Listing Agent: BOB BANKOSKY 613-634-7653 bob@pattigray.com	
Website: http://pattigray.com		

CSO: **2.0**

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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.

This Brochure can be viewed and printed from the web
www.pattigray.com

Have A Nice Day !



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