

Move In Condition & Quick Possession



837 Appledown

\$319,200.

MLS area:39

MLS#: 11608267

BG#: 837a

Original price: \$319,200

Features

- * 3+2 Bedrooms
- * 3 1/2 Baths
- * Main Floor Family Room
- * Fireplace—Gas
- * Solarium Kitchen
- * Main Floor Laundry
- * 17 Ft. Master Ensuite
- * Sunken Tub
- * Shingles & Many Windows Nov 2011
- * Flooring Nov 2011
- * Walk Out Lower Level
- * Double Garage With Operator
- * Fully Fenced
- * Close To Cat Town Centre & Library

Realty Executives Southeastern Ontario Brokerage 1040 Gardiners Rd. Kingston, ON K7P-1R7
613-634-7653 fax 613-634-6199 E-Mail: patti@pattigray.com Web:www.pattigray.com



Measurements and Room Information

837 Appledown

Level	Room	Length	Width	Flooring	Comments
M	Living Room	17'6	11'3	carpet	French doors to dining room Bay window
M	Dining Room	11'3	10'3	carpet	Butler door to kitchen
M	Kitchen	17'0	12'6	vinyl	Wrap around windows Patio door to deck New counter top Dbl Sinks, Pantry Butler doors to dining room and hall
M	Family Room	16'6	11'0	carpet	Gas fireplace
M	Laundry	10'6	6'4	vinyl	Access to Yard and Garage
M	Bath 2pc	7'7	3'0	vinyl	
U	Master Bedroom	16'6	11'10	carpet	Fan Bay window 6'10 x 2'0
U	Ensuite 4 piece	17'8	7'1	vinyl	Sunken Tub Separate Shower New counter top Walk in Closet 8'0 x 7'1
U	Bedroom	10'6	10'5	carpet	Fan
U	Bedroom	10'6	10'5	carpet	Fan
u	Bath 4 pc	11'4	5'0	Vinyl	Heat lamp
L	Rec Room	16'6	14'4		Walkout "L" 16'10 x 12'0
L	Bath 4 pc	9'0	9'0		+ 4'2 x 3'3
L	Bedroom	14'6	10'5		Double closets
L	Bedroom	14'8	8'8		
L	Utility				
	Garage				Double Doors, with Opener
	Deck				



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THIS IS A BUY!	
Price: \$319,200	MLS® #: 11608267
Status: Pending Approval	Sale Type: Vacant
Property For: Sale	Waterfront: No
Address: 837 APPLE DOWN DR	
City: KINGSTON, FRONTENAC, K7P 1C7	
Legal Descr.: LOT 110 PLAN 1690, FORMERLY KINGSTON TOWNSHIP, NOW CITY OF KINGSTON	
District: 39 - North of Taylor Kidd Blvd	Age (Yrs): 26
Zoning: RES	Approx SqFt: 2080
Taxes: \$ 4,108.19	Lot Size: 47.89 X 110 FT IRR
Tax Year: 2011	Acres:
	Side of Road: West
List.Date: 24-NOV-2011	Possession: IMMEDIATE

Directions		
Bedrooms: 3+2	Exterior: Brick/Siding	Fireplace Type: Gas (Natural)
Bathrooms: 3 \ 1	Roof: Shingles - Asphalt	# of Fireplaces: 1
Amperage: 	Foundation: Block	Exterior Features: Deck, Fenced, Solarium, Storage Shed(s)
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: 2 Storey, Detached	Heating: Forced Air, Furnace, Energy Efficient	Flooring: Carpet, Lino / Vinyl
Property Size: Under 0.5 Acres	Fuel - Heating: Gas (Natural)	Site Features: Fenced, Landscaped
Building Age: 26-50	Water Supply: Municipal	Doc's Available: Building Location Survey
Construction: Frame	Sewer Type: Municipal	
Garage: Attached	Rentals: Water Heater	
Garage Features: Double, Inside Entry	Hot Water Heating: Gas (Natural)	
Driveway/Parking: Double Wide, Paved	Indoor Features: Separate DiningRm, Walkout Basement	
# 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 garage door opener

Fixtures Excluded

Public Remarks In `move in` condition, this 3+2 bedroom, 3 1/2 bath, two storey is situated close walking distance to the Cat Town Centre and library. The main floor family features a gas fireplace and the fully finished rec. rm with walkout provides a lot of living space. The piece de resistance is the master bedroom`s ensuite with the seperate shower and sunken tub. Updated with windows ,shingles and flooring in 2011.

Internal Remarks

Floor	Room	Size	Floor	Room	Size
MLEVEL	LIVIN	17`6 X 11;3	ULEVL	EBTH4	17`8 X 7`1
MLEVEL	DINRM	11`3 X 10`3	ULEVL	BEDRM	10`6 X 10`5
MLEVEL	KITCH	17`0 X 12`6	ULEVL	BEDRM	10`6 X 10`5
MLEVEL	FAMRM	16`6 X 11`0	ULEVL	BATH4	11`4 X 5`0
MLEVEL	LAUND	10`6 X 6`4	LLEVEL	RECRM	16`6 X 14`4
MLEVEL	BATH2	7`7 X 3`0	LLEVEL	BEDRM	14`6 X 10`5
ULEVL	MBED	16`6 X 11`10	LLEVEL	BEDRM	14`8 X 8`8

Seller Name: SALAL ISMAIL	Home Tel.:	Bus.Tel.:
Seller Name: KASIM MANAL	Home Tel.:	Bus.Tel.:
Listing Office: REALTY EXECUTIVES SOUTHEASTERN ONTARIO, BROKERAGE - K148 613 634-7653	Listing Agent: PATTI GRAY 613-634-7653	patti@pattigray.com
	Website: http://www.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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