

# Exceptionally Well Cared For



**83 Manor Road, Bath**

**\$ 259,900**

MLS area: 57

MLS#: 11607655

BG#: 83m

Original price: \$ 259,900.

## Features

- \* 1500 sq ft bungalow
- \* Hardwood Floors
- \* Oak Kitchen Cabinetry
- \* Pantry, Room For Island
- \* Garden Doors From Kitchen To Deck
- \* Efficient Gas Heating
- \* Master With 4 pc ensuite, walk in closet
- \* Lower Level Walk Out
- \* Finished Rec Rm. Or Office
- \* Double Car Garage
- \* Close To Waterfront Park & Arena
- \* Air Exchanger, Central Air

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Price: <b>\$259,900</b>	MLS® #: <b>11607655</b>
Status: <b>Active</b>	Sale Type:
Property For: <b>Sale</b>	Waterfront: <b>No</b>
Address: <b>83 MANOR RD</b>	
City: <b>BATH, LENNOX &amp; ADDINGTON, K0H 1G0</b>	
District: <b>57 - Bath</b>	Age (Yrs):
Zoning: <b>RES</b>	Approx SqFt: <b>1500</b>
Taxes: <b>3005</b>	Lot Size: <b>51.17 X 102.36</b>
Tax Year: <b>2011</b>	Acreage:
	Side of Road: <b>South</b>
Possession: <b>TBA</b>	

**Public Remarks** Set in Bath, this three bedroom, 12 year old, 1500 sq ft, elevated bungalow is exceptional. The features are numerous and include full lower level walk out, master en suite and walk in, large country kitchen with oak cabinetry, garden doors to a deck, pantry and room for an island, a gas fireplace, air exchanger, efficient gas heating, and a double car garage with entry to the house. Exceptionally well cared for, this home is a gem!

**Directions**

Bedrooms: <b>3+0</b>	Exterior: <b>Brick/Siding</b>	Fireplace Type: <b>Gas (Natural)</b>
Bathrooms: <b>2 \ 0</b>	Roof: <b>Shingles - Asphalt</b>	# of Fireplaces: <b>1</b>
Amperage: <b>100</b>	Foundation: <b>Block</b>	Exterior Features: <b>Fenced - Partial, Landscaped</b>
Access: <b>Municipal Road</b>	Basement: <b>Full</b>	Services Avail: <b>Cable TV, Garb Pick-Up, Gas (Natural), Hydro, Street Lights, Telephone, High Speed Internet</b>
Type: <b>Single Family</b>	Bsmnt Features: <b>Partly Finished</b>	Pool:
Style: <b>Elevated 1 Storey, Detached</b>	Heating: <b>Forced Air, Radiant Flr, Furnace, Energy Efficient</b>	Flooring: <b>Carpet, Hardwood, Lino / Vinyl</b>
Property Size: <b>Under 0.5 Acres</b>	Fuel - Heating: <b>Gas (Natural)</b>	Site Features:
Building Age: <b>11-25</b>	Water Supply: <b>Municipal</b>	Doc's Available: <b>S.P.I.S, Building Location Survey</b>
Construction: <b>Frame</b>	Sewer Type: <b>Municipal</b>	
Garage: <b>Attached</b>	Rentals: <b>Water Heater</b>	
Garage Features: <b>Double, Inside Entry</b>	Hot Water Heating: <b>Gas (Natural)</b>	
Driveway/Parking: <b>Double Wide, Paved</b>	Indoor Features: <b>Built-In Dishwasher, Central A/C, Central Vacuum, Walkout Basement, Hardwood Floors</b>	
# 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, Air Conditioner, Central Vac, HVAC. Garage dr operator  
**Fixtures Excluded** Kitchen Island, Hot water tank

Floor	Room	Size	Floor	Room	Size
MLEVL	LIVIN	16'8 X 12'0	MLEVL	EBTH4	7'5 X 5'4
MLEVL	DINRM	14'0 X 11'0	MLEVL	BEDRM	14'0 X 8'6
MLEVL	KITCH	14'7 X 16'0	MLEVL	BEDRM	10'0 X 11'0
MLEVL	OTHER	9'0 X 7'6 (FOYER	LLEVL	LAUND	12'0 X 6'2
MLEVL	BATH4	7'5 X 5'3	LLEVL	RECRM	17'0 X 11'4 (DEN
MLEVL	MBED	14'0 X 13'7			

Listing Office: **REALTY EXECUTIVES SOUTHEASTERN ONTARIO, BROKERAGE - K148**

Compliments of: **BOB BANKOSKY, Broker of Record: 613-634-7653**  
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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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