

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

Living Room With Gas Fireplace



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

Dining Room



Kitchen With Garden Door To Deck



Spacious Foyer



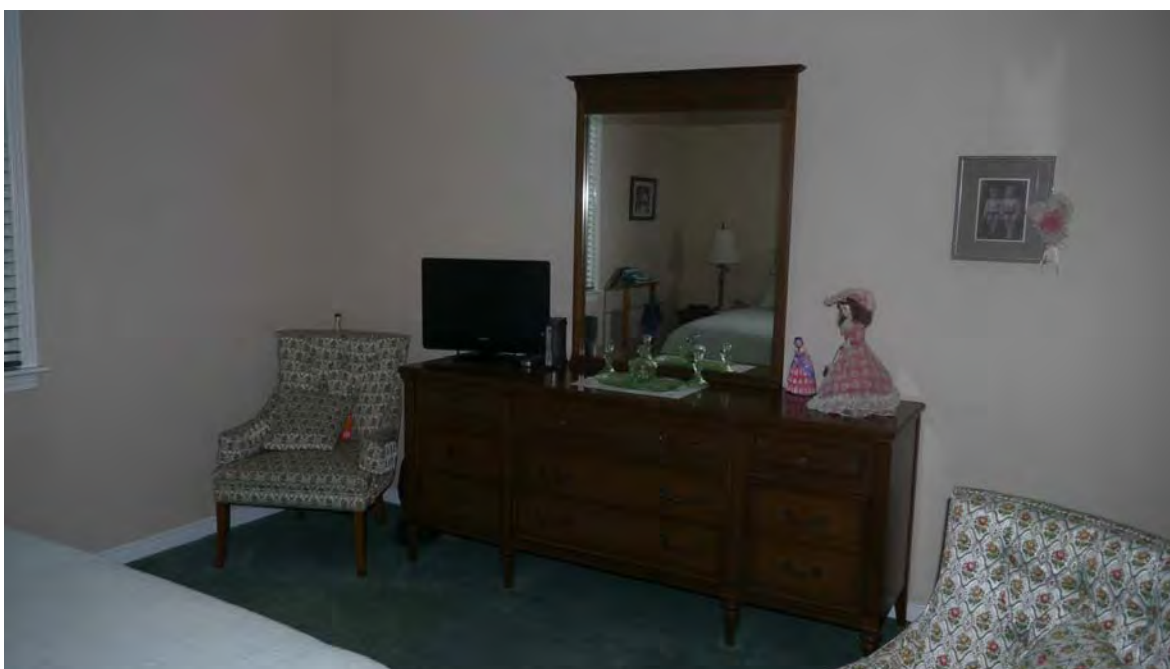
Entry From Garage

From Foyer To Kitchen



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

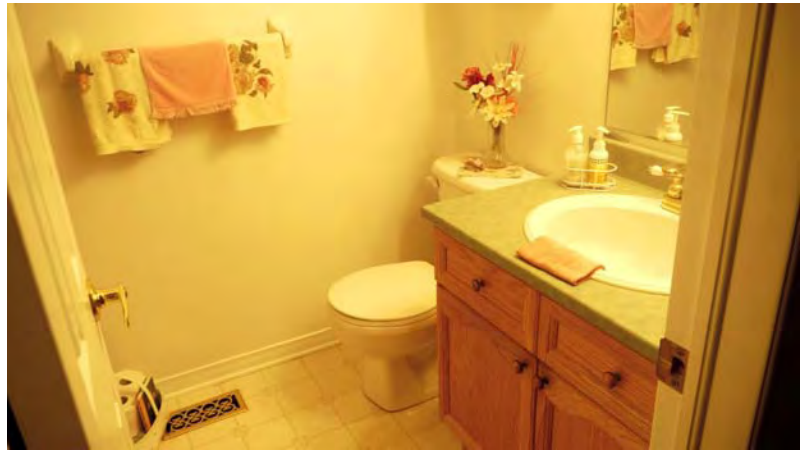
Master With Ensuite & Walk In Closet



Bedrooms Two & Three



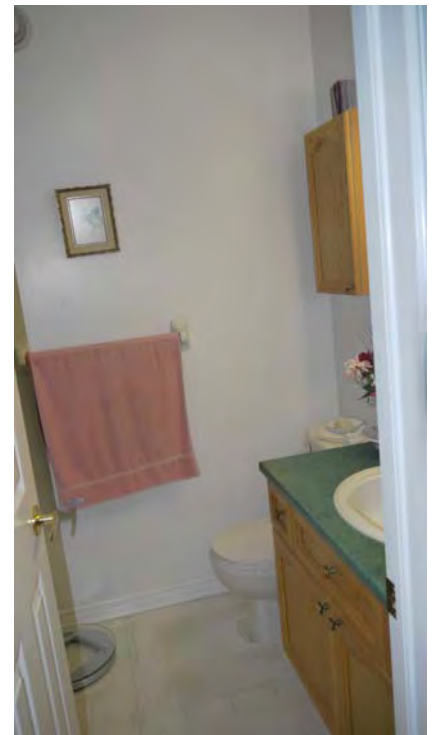
Bathrooms



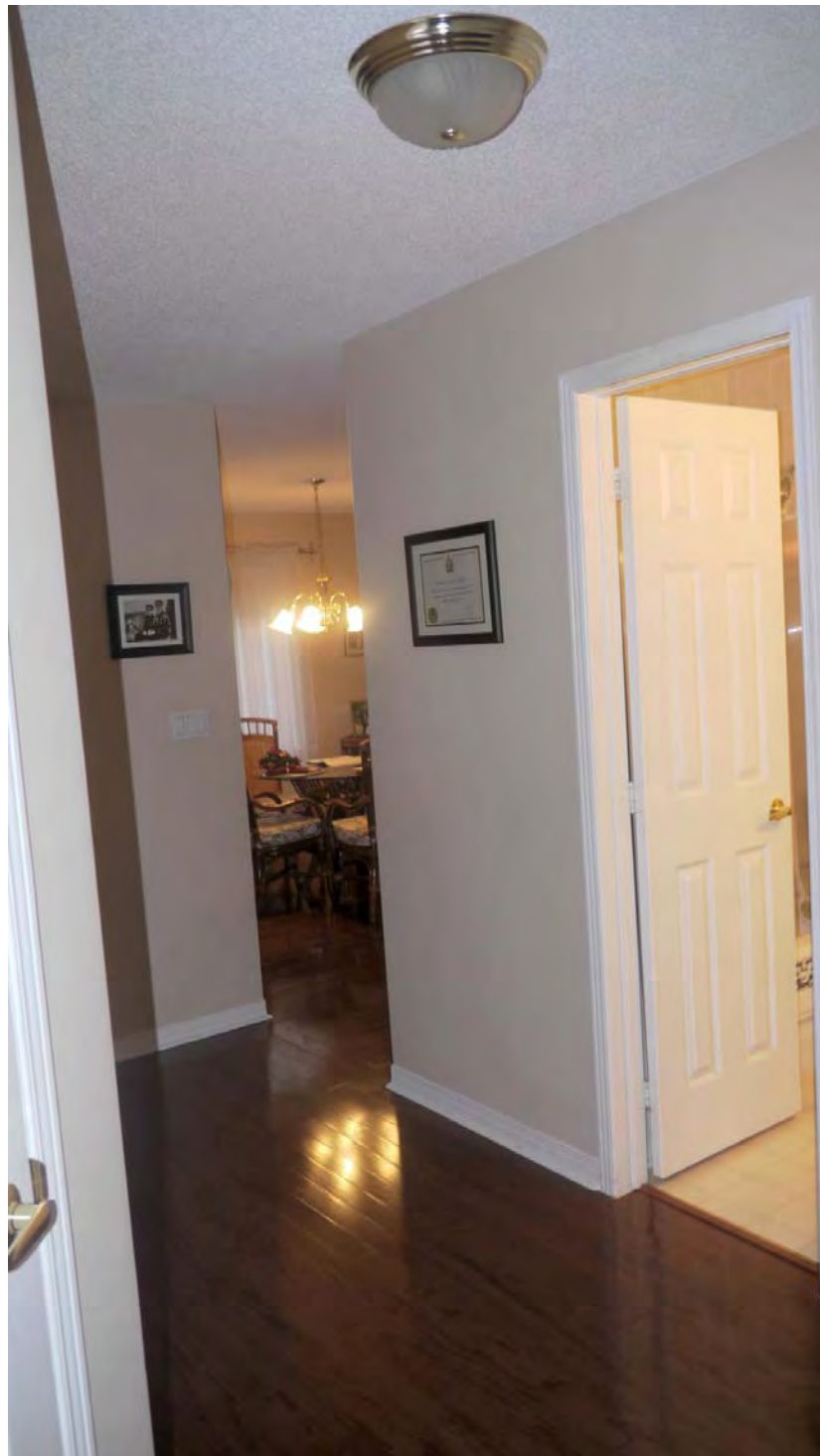
Main 4 Pc



Ensuite 4 Pc



From Master To Dining



Lower Level Office Or Rec Rm



Lower Level Laundry Room



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

Full Walkout Lower Level



Unfinished And Ready For Development



Two Car Garage With Operator



Central VAc



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

Utilites



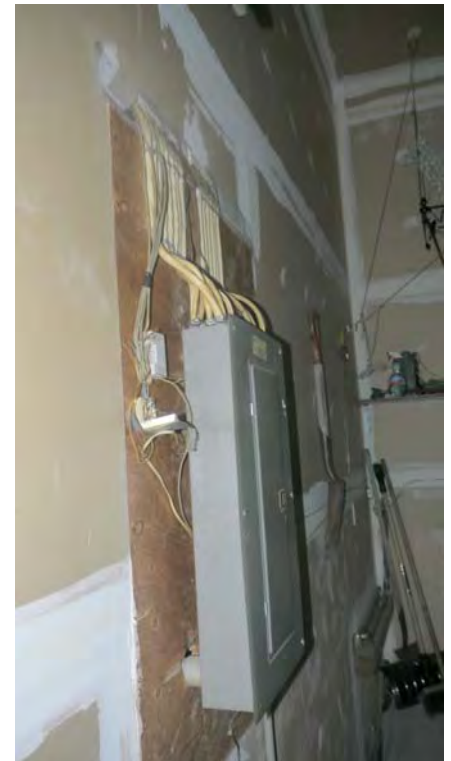
HVAC , ventilation system



Hot Water Tank, gas hi efficient,
Infloor basement heating and domestic
hot water



Furnace, gas hi efficient



Electric Panel, breakers,
100 amp

Rear Yard With Deck



Privacy Fenced Two Sides





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

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: 3+0	Exterior: Brick/Siding	Fireplace Type: Gas (Natural)
Bathrooms: 2 \ 0	Roof: Shingles - Asphalt	# of Fireplaces: 1
Amperage: 100	Foundation: Block	Exterior Features: Fenced - Partial, Landscaped
Access: Municipal Road	Basement: Full	Services Avail: Cable TV, Garb Pick-Up, Gas (Natural), Hydro, Street Lights, Telephone, High Speed Internet
Type: Single Family	Bsmnt Features: Partly Finished	Pool:
Style: Elevated 1 Storey, Detached	Heating: Forced Air, Radiant Flr, Furnace, Energy Efficient	Flooring: Carpet, Hardwood, Lino / Vinyl
Property Size: Under 0.5 Acres	Fuel - Heating: Gas (Natural)	Site Features:
Building Age: 11-25	Water Supply: Municipal	Doc's Available: S.P.I.S, 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: Built-In Dishwasher, Central A/C, Central Vacuum, Walkout Basement, Hardwood Floors	
# 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.
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**
 E-mail: bob@pattigray.com
 Company Name: **REALTY EXECUTIVES SOUTHEASTERN ONTARIO, BROKERAGE - K148: 613-634-7653**
 Website: <http://pattigray.com>



The information contained on this listing form is from sources believed to be reliable. However, it may be incorrect. This information should not be relied upon by a buyer without personal verification. The brokers and agents and members of the Kingston and Area Real Estate Association. assumes no responsibility for its accuracy. (21-OCT-2011 14:30 EDT)

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