

# Key Area To Raise Your Family



**856 Purcell Cres**

**\$299,200**

Original price: \$299,200

MLS area: 39

MLS#: 09605395

BG#: 856p

## Features

- \* **Builder - John Maas**
- \* **4 Bedrooms, 2 Full Baths, 2 Half Baths**
- \* **Large Master with Ensuite & Walk In**
- \* **Spacious Family Room Opens to Living Room**
- \* **Gas Fireplace**
- \* **Separate Dining Room with Double French Drs**
- \* **Large Eat In Kitchen, Dishwasher**
- \* **Main Floor Laundry, Exit to Rear Yard**
- \* **C/air, C/vac, Upgraded Windows, Humidex**
- \* **Deck**

Realty Executives Southeastern Ontario Brokerage 1040 Gardiners Rd. Kingston, ON K7P-1R7  
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## Measurements and Room Information

Level	Room	Length	Width	Flooring	Comments
M	Living Room	17' 4	11' 3	Carpet	Open to family room
M	Dining Room	11' 10	11' 2	Parquet	Double french door entry
M	Family Room	15' 6	11' 3	Carpet	Gas fireplace, patio door to deck
M	Kitchen	15' 7	10' 3	Laminate	Eating area, ceiling fan, dishwasher
M	Laundry Room	10' 4	6' 9	Laminate	Door to rear yard
M	Main Bathroom	6' 11	3' 0	Laminate	2 piece
M	Front Foyer	6' 6	6' 0	Laminate	Double Entry
U	Master Bedroom	18' 5	10' 7	Carpet	Ceiling fan
U	Ensuite	7' 5	5' 0	Vinyl	4 piece, slipper tub
U	Bedroom (2)	11' 4	9' 7	Carpet	Ceiling fan
U	Bedroom (3)	11' 5	11' 1	Carpet	Ceiling fan
U	Bedroom (4)	11' 1	10' 0	Carpet	Ceiling fan
U	Bathroom	10' 3	7' 0	Vinyl	4 piece, oak cabinetry
L	Rec	30' 5	11' 0	Carpet	Built in bookcase and cabinet
L	Workshop	12' 0	12' 0	Concrete	Workbench
L	Storage/Office	18' 4	10' 0	Carpet	6x5'9 wine making area with sink
L	Bathroom			Vinyl	2 piece



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# Instantly Appealing

MLS #: 09605395

Status: Active

Price: \$299,200

Address: 856 Purcell Cres	Municipality: Kingston	HRV System: No
Legal: Lot 87 Plan 1685	Subdivision:	Air Conditioning: Yes
Owner: Lyle & Linda McMillan	MLS Area: 39	Central Vac: Yes
Occupant: Owner	County: Frontenac	TV Tower: No
Lot Size: 50 ft x 120 ft	Postal Code: K7P 1B9	Exterior: Brick/Siding
Type: 2 Storey	Poss: TBA	Floors: Carpet, Vinyl, Laminate
Sq Ft: 2000	Side of Road: East	Basement: Full, Part Finished
Taxes: \$4002.86	House Age: 29	Foundation: Block
Year: 2009	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: No	Heat: Forced Air	UV Light: No
Yard Fenced:	Fuel: Gas	Water Source: Municipal
# of Rooms:	Oil Tank Date: n/a	Well GPM: n/a
Bedrooms: 4	# Amps: 200	Sewage: Municipal
Below:	Roof: Asphalt	Tile Bed Age: n/a
Bathrooms: 2	Circuit Breakers: Yes	Pool Type: n/a
Half Bath: 2	Hot Water Tank Rental: Yes	Garage/Parking: Attached 2 Car Garage
High Efficient: Yes	Hot Water Tank Fuel: Gas	Driveway Width: Double
Heat Pump: No		Driveway Surface: Paved
Ensuite: Yes		
Chattels: dishwasher		

Exclusions: Wrought iron candle holders in dining room and bathrooms.

Rental Equipment: hot water tank

Directions: Old Colony to Purcell Cres.

MLS Remarks: Built by John Maas and on a quiet residential street, in Bayridge, is this stately two storey four bedroom home with four baths. With back to back living room/family room which open up for larger functions and a separate dining room with double French doors, this home is an exceptional layout, worthy of your interest. There is a main floor laundry, the master features a full bath and a walk in closet as you would rightfully expect, and the lower level features both a bath and a large rec room for the kids.



**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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