

Key Area To Raise A Family



861 Berwick Pl

\$259,200

Original price: \$259,200

MLS area: 37

MLS#: 09601545

BG#: 861b

Features

- * Close to Park & Trudell Public School
- * Beautiful Hardwood Floors
- * 3 Bedrooms, 1 1/2 Bathrooms
- * Updated Kitchen Cabinetry
- * Windows, Shingles, Furnace, C/Air & 200 Amp Updated in Last 4 Years
- * Main Floor Family Room with Fireplace
- * Lower Level Rec Room
- * 2 Tiered Deck, Fully Fenced
- * Above Ground Pool, Hot Tub
- * Double Garage with Entry to House
- * Quick Possession Possible

Location / Condition / Price

MLS #: 09601545

Status: Active

Price: \$259,200

Address: 861 Berwick Pl	Municipality: Kingston	HRV System: No
Legal: Lot 1010 Plan 1617	Subdivision:	Air Conditioning: Yes
Owner: Bruce Baldwin & Mary Wagar	MLS Area: 37	Central Vac: No
Occupant: Owner	County: Frontenac	TV Tower: No
Lot Size: 114.8 ft x Irreg	Postal Code: K7M 6B7	Exterior: Brick/Siding
Type: Side Split	Poss: TBA	Floors: Hardwood, Laminate & Vinyl
Zoning: Res	Side of Road: South	Basement: Fully Finished
Sq Ft:	House Age: 33	Foundation: Block
Taxes: 3124.99	Condo Fee: n/a	Basement Exit: No
Year: 2008	Fee Includes: n/a	Water Softener: No
Waterfront: No	Heating Cost:	Water Treat Equip: No
In Law Suite: No	Heat: Forced Air	UV Light: No
Storage Shed: Yes	Fuel: Gas	Water Source: Municipal
Yard Fenced: Yes	Oil Tank Date: n/a	Well GPM: n/a
# of Rooms:	# Amps: 200	Sewage: Municipal
Bedrooms: 3	Roof: Asphalt	Tile Bed Age: n/a
Below:	Circuit Breakers: Yes	Pool Type: Above Ground
Bathrooms: 1	Hot Water Tank Rental: Yes	Garage/Parking: 2 Car Attached Garage
Half Bath: 1	Hot Water Tank Fuel: Gas	Driveway Width: Double
High Efficient: Yes		Driveway Surface: Paved
Ensuite: No		
Chattels: dishwasher & pool equipment		

Rental Equipment: hot water tank

Directions: Taylor Kidd Dr, turn South on Milford Dr, turn right on Berwick Pl.

MLS Remarks:

Talk about terrific, this 4 level side split with main floor family rm and fireplace has been updated throughout with windows, flooring, kitchen cabinets, panel, & more. Situated with in walking distance to a bus route, shopping, Truedell public school and Ashton Park, and in very close driving distance to 2 major malls, this Bayridge location is truly convenient. Check out the 2 tiered deck with a/g pool, hot tub and privacy fencing for your enjoyment.



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.

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

Have A Nice Day !



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