

# 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

# Living Room

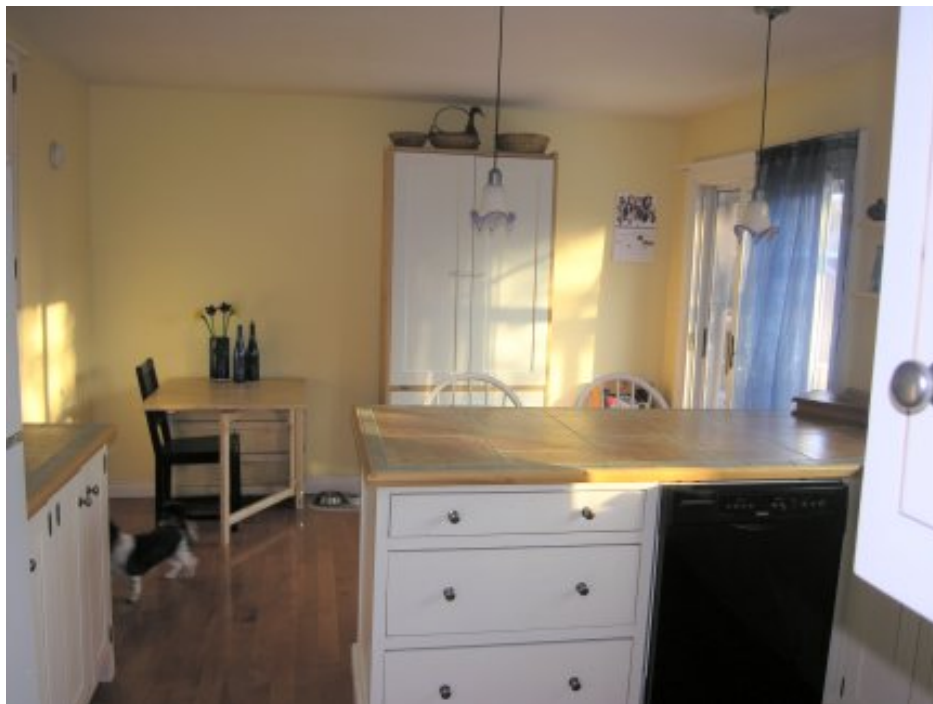


**REALTY  
EXECUTIVES**



1040 Gardiners Rd. Kingston, Ont. K7P-1R7  
613-634-7653 fax 613-634-6199  
E-Mail: [patti@pattigray.com](mailto:patti@pattigray.com)  
Web: [www.pattigray.com](http://www.pattigray.com)

# Eat In Kitchen



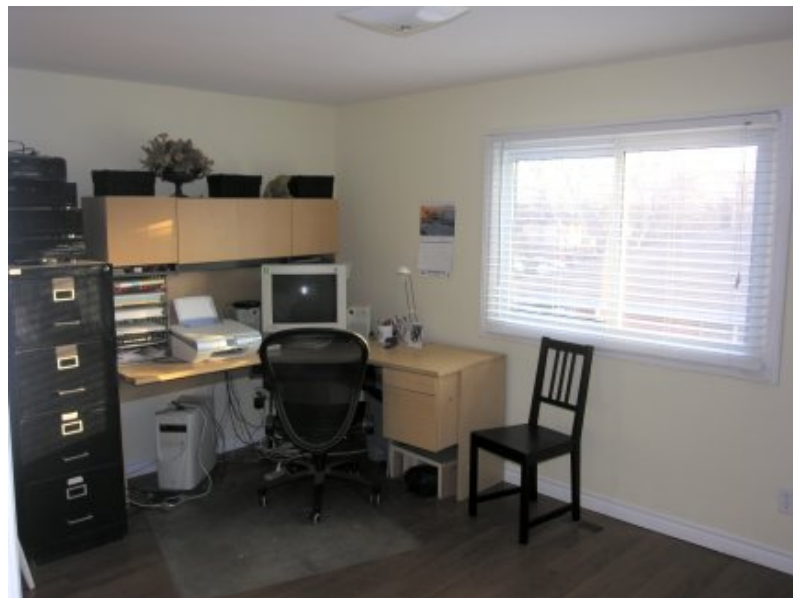
# Dining Room



# Family Room with Fireplace



# Bedrooms



# Bathrooms



4 Piece



2 Piece

# Lower Level



# Utilities



# 2 Tiered Deck, A/G Pool, Hot Tub, Fenced





# 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**

Brokerage: Realty Executives Southeastern Ontario 1040 Gardiners Rd. Kingston ON K7P 1P7  
Phone: (613) 634-7653 Fax: (613) 634-6199 Email: patti@pattigray.com Website: .www.pattigray.com

# 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](http://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](mailto:patti@pattigray.com)