

# Comfort You Can Afford!



**893 Clearfield Cres.**

**\$229,200**

Original price: \$229,200

MLS area: 39

MLS#: 10604836

BG#: 893c

## Features

- \* Updated windows
- \* Updated flooring
- \* New furnace in June 2007
- \* Walking distance to Cat Town Centre, library, buses, shopping, Doctors, etc
- \* New shingles in Aug 2007
- \* Undeveloped lower level for your ideas
- \* 3 bedrooms, 1 1/2 baths

# Measurements and Room Information

893 Clearfield

Level	Room	Length	Width	Flooring	Comments
M	Living Room	17'0	10'7	Carpet	
M	Dining Room	14'6	9'9	Carpet	
M	Kitchen	11'9	8'0	Vinyl	Euro Cabinets, Ceramic Backsplash
M	2 pc Bathroom	6'6	3'0	Vinyl	
U	Master Bedroom	14'4	11'0	Carpet	
U	Bedroom (2)	14'6	11'0	Carpet	
U	Bedroom (3)	11'0	7'0	Carpet	
U	4 pc Bath	9'9	5'0	Vinyl	
	Utility			concrete	



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Price: <b>\$229,200</b>	MLS® #: <b>10604836</b>
Status: <b>Active</b>	Sale Type:
Property For: <b>Sale</b>	Occupancy: <b>Owner</b>
	Waterfront: <b>No</b>
Address: <b>893 CLEARFIELD CRES</b>	
City: <b>KINGSTON, FRONTENAC, K7P 1Z7</b>	
Legal Descr.: <b>--PT LOT 8, PLAN 1884, PT 2, 13R6217</b>	
District: <b>39 - North of Taylor Kidd Blvd</b>	Age (Yrs): <b>25</b>
Zoning: <b>RES</b>	Approx SqFt:
Taxes: <b>2602</b>	Lot Size: <b>29.72 X 136.92</b>
Tax Year: <b>2010</b>	Acreage: <b>0</b>
	Side of Road: <b>South</b>
List.Date: <b>17-JUN-2010</b>	Possession: <b>TBA</b>

**Directions** From Bayridge Dr. Turn East onto Old Colony Rd. Left on Ridley, first left is Clearfield

Bedrooms: <b>3+0</b>	Exterior: <b>Brick/Siding</b>	Fireplace Type: <b>None</b>
Bathrooms: <b>1 \ 1</b>	Roof: <b>Shingles - Asphalt</b>	# of Fireplaces:
Amperage: <b>100</b>	Foundation: <b>Block</b>	Exterior Features: <b>Deck, Fenced, Landscaped</b>
Access: <b>Municipal Road</b>	Basement: <b>Full</b>	Services Avail: <b>Bus Service, Cable TV, Garb Pick-Up, Gas (Natural), Hydro, Street Lights, Telephone, High Speed Internet</b>
Type: <b>Single Family</b>	Bsmnt Features: <b>Unfinished</b>	Pool:
Style: <b>2 Storey, Detached</b>	Heating: <b>Forced Air, Furnace</b>	Flooring: <b>Carpet, 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>Single</b>	Hot Water Heating: <b>Gas (Natural)</b>	
Driveway/Parking: <b>Double Wide</b>	Indoor Features: <b>Built-In Dishwasher</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  
**Fixtures Excluded**  
**Public Remarks** Set on a west facing lot on a quiet street in a wonderful west end neighbourhood, steps from the Cat Town Centre, the buses and library and in exceptional condition with 2005 windows, 2007 shingles and furnace and updated flooring, this three bedroom, 1 ½ bath, 2 storey home awaits your interest. Make your appt today!  
**Internal Remarks** please make showing appointemnts preceding day.

Floor	Room	Size	Floor	Room	Size
MLEVL	LIVIN	17'0 X 10'7	ULEVL	MBED	14'4 X 11'0
MLEVL	DINRM	14'6 X 9'9	ULEVL	BEDRM	14'6 X 11'0
MLEVL	KITCH	11'9 X 8'0	ULEVL	BEDRM	11'0 X 7'0
MLEVL	BATH2	6'6 X 3'0	ULEVL	BATH4	8'9 X 5'0

Seller Name: <b>LINDA ANN PRIEST-STEVENS</b>	Home Tel.:	Bus.Tel.:
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Listing Office: <a href="http://www.pattigray.com">REALTY EXECUTIVE SOUTHEASTERN ONTARIO, BROKERAGE - K148 613 634-7653</a> Website: <a href="http://pattigray.com">http://pattigray.com</a>	Listing Agent: <b>PATTI GRAY 613-634-7653</b> <a href="mailto:patti@pattigray.com">patti@pattigray.com</a> Website: <a href="http://www.pattigray.com">http://www.pattigray.com</a>
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CSO: <b>2.0</b>
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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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