

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

Living Room



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



Dining Room

Kitchen



Bedrooms



Bathrooms



Lower Level



Storage Room

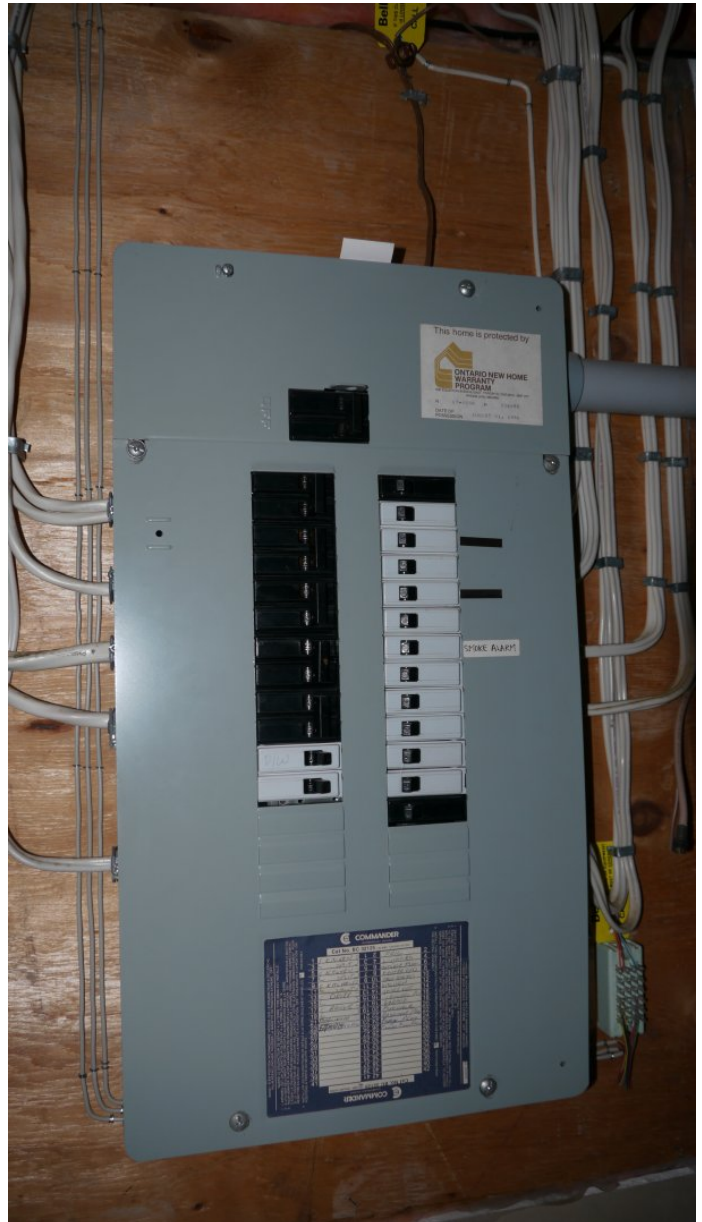


Laundry Area

Utilities



Furnace & Hot Water Tank



Electrical Panel

Deck and Rear Yard



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

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	



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



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

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

Bedrooms: 3+0	Exterior: Brick/Siding	Fireplace Type: None
Bathrooms: 1 \ 1	Roof: Shingles - Asphalt	# of Fireplaces:
Amperage: 100	Foundation: Block	Exterior Features: Deck, Fenced, Landscaped
Access: Municipal Road	Basement: Full	Services Avail: Bus Service, Cable TV, Garb Pick-Up, Gas (Natural), Hydro, Street Lights, Telephone, High Speed Internet
Type: Single Family	Bsmnt Features: Unfinished	Pool:
Style: 2 Storey, Detached	Heating: Forced Air, Furnace	Flooring: Carpet, 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: Single	Hot Water Heating: Gas (Natural)	
Driveway/Parking: Double Wide	Indoor Features: Built-In Dishwasher	
# 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: LINDA ANN PRIEST-STEVENS	Home Tel.:	Bus.Tel.:
--	------------	-----------

Listing Office: REALTY EXECUTIVE SOUTHEASTERN ONTARIO, BROKERAGE - K148 613 634-7653 Website: http://pattigray.com	Listing Agent: PATTI GRAY 613-634-7653 patti@pattigray.com Website: http://www.pattigray.com
---	--

CSO: 2.0

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. (18-JUN-2010 08:55 EDT)

Updates: 893 Clearfield

- Toilet in Powder Room.....Jan 2010
- Bath Fixtures 4pc.....Jan 2010
- Front Step.....2009
- Carpet Living And Dining Room.....2009
- Flooring Main Floor.....2008
- Carpet Stairs and Landing.....2008
- Furnace.....June 2007
- Roof.....Aug 2007
- Bedroom Windows.....June 2005
- Dining Rm Window.....Nov 2002

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