

# Curb Appeal Plus Value



908 Development Drive

**\$239,200**

Original price: \$239,200

MLS area: 37

MLS#: 10606315

BG#: 908d

## Features

- \* Large bright south facing living room
- \* Ceramic floor: kit, lower bath & rec rm
- \* Most windows updated
- \* Accent brick wall in rec rm, wet bar
- \* Gas high efficient furnace, central air
- \* Fenced large yard, gas hook up for BBQ
- \* Two full baths, 3 bedrooms
- \* Single attached garage





Price: <b>\$239,200</b>	MLS® #: <b>10606315</b>
Status: <b>Active</b>	Sale Type:
Property For: <b>Sale</b>	Occupancy: <b>Owner</b>
Waterfront: <b>No</b>	
Address: <b>908 DEVELOPMENT DR</b>	
City: <b>KINGSTON, FRONTENAC, K7M 5T1</b>	
Legal Descr.: <b>LOT 628 PLAN 1589</b>	
District: <b>37 - South of Taylor Kidd Blvd</b>	Age (Yrs):
Zoning: <b>RES</b>	Approx SqFt:
Taxes: <b>2638</b>	Lot Size: <b>55 X 120 FT</b>
Tax Year: <b>2010</b>	Acreage:
Side of Road: <b>North</b>	
List.Date: <b>21-AUG-2010</b>	Possession: <b>TBA</b>

**Directions** From Gardiners Rd, Turn West onto Development Dr. Home on Right or From Bayridge Dr. Turn East onto Hudson Dr. Left onto Development Dr. Home On Left.

Bedrooms: <b>3+0</b>	Exterior: <b>Aluminum, Brick</b>	Fireplace Type:
Bathrooms: <b>2 \ 0</b>	Roof: <b>Shingles - Asphalt</b>	# of Fireplaces:
Amperage: <b>100</b>	Foundation: <b>Block</b>	Exterior Features: <b>Landscaped, Patio</b>
Access: <b>Municipal Road</b>	Basement: <b>Partial</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>Partly Finished</b>	Pool:
Style: <b>Back Split 3 lvl, Detached</b>	Heating: <b>Forced Air, Furnace, Energy Efficient</b>	Flooring: <b>Ceramic, Hardwood, Laminate</b>
Property Size: <b>Under 0.5 Acres</b>	Fuel - Heating: <b>Gas (Natural)</b>	Site Features: <b>Landscaped</b>
Building Age: <b>26-50</b>	Water Supply: <b>Municipal</b>	Doc's Available: <b>S.P.I.S</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:	
Driveway/Parking: <b>Single Wide, Paved</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** In excellent condition, this affordable three bedroom, 2 bath, back split is set on large south Bayridge lot and features an attached garage. The flooring has been updated with ceramic or easy care laminate and a little hardwood. With central air, high efficient gas heating, and updated windows, this home has all the comforts you are looking for. The lower level has huge bright windows and there is a wet bar for entertaining which features a slate top. Take life easy here as everything has been done!  
**Internal Remarks** Please arrange for showings day before. thanks

Floor	Room	Size	Floor	Room	Size
MLEVL	LIVIN	17'7 X 13'8	ULEVL	BEDRM	10'0 X 8'0
MLEVL	DINRM	13'9 X 9'1	ULEVL	BATH4	9'2 X 7'5
MLEVL	KITCH	10'8 X 10'11	LLEVL	RECRM	17'7 X 16'0
ULEVL	MBED	12'6 X 10'0	LLEVL	BATH3	6'5 X 5'6
ULEVL	BEDRM	9'1 X 13'5	LLEVL	OTHER	8'9 X 9'2 UTILITY

Seller Name: <b>JARED COLE</b>	Home Tel.:	Bus.Tel.:
Listing Office: <b>REALTY EXECUTIVE SOUTHEASTERN ONTARIO, BROKERAGE - K148 613 634-7653</b>	Listing Agent: <b>PATTI GRAY 613-634-7653</b>	<b>patti@pattigray.com</b>
<b>Website: http://pattigray.com</b>	<b>Website: http://www.pattigray.com</b>	

CSO: **2.0**

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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](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)