

# Exceptional Condition—Move In Ready



**91 Dundas St. West**

**\$ 322,000**

MLS area: 7:

MLS#: 33827; 87

BG#: 91d

Original price: \$322,000.

## Features

- \* 4 Very Spacious Bedrooms
- \* Main Floor Family Room
- \* 17 Ft. Dining Room With Garden Drs
- \* Main Floor Laundry Room
- \* 2 1/2 Baths Fully Renovated
- \* Anglestone Gas FP In 28 ft Living Room
- \* Dark Stain Upgraded Kitchen Cabinets
- \* Renovated & Upgraded Throughout Home
- \* Screened Wrap Around Porch
- \* Steel Roof
- \* Attached Double Garage With Loft
- \* Downtown Napanee Location

Realty Executives Southeastern Ontario Brokerage 1040 Gardiners Rd. Kingston, ON K7P-1R7  
613-634-7653 fax 613-634-6199 E-Mail: patti@pattigray.com Web:www.pattigray.com



# Measurements and Room Information

91 Dundas St. W

Level	Room	Length	Width	Flooring	Comments
M	Living Room	28'2	14'2	Hwd	Hardwood is original, Gas Anglestone Fireplace
M	Dining Room	17'2	13'3	Hwd	Access To Screened Porch, Pass Thru To Kitchen
M	Kitchen	17'1	13'1	Ceramic	Updated Cabinets-Dark Stain, Ceramic Backsplash Open Pass Thru To Dining Room
M	Family Room	21'10	12'2	Hwd	Hardwood is original, Corner Cabinets
M	2 pc Bath—Laundry	17'6	5'0	Ceramic	Laundry Tub
M	Mud Room	15'3	7'5	Pine	Air Lock, Access To Garage and House
M	Rear Foyer	13'0	6'5	Hwd	Lots of Closets
U	Master Bedroom	15'1	14'1	Hwd	Hardwood is original, 2 Windows, Entry To Bath
U	Ensuite 5 pc	14'1	6'9	Ceramic	Dbl sinks, 1/2 wall ceramic, access to upper hall
U	Bedroom Two	11'10	12'10	Hwd	Hardwood is original, built in cabinets, window seat, two windows
U	Bedroom Three	12'11	9'5	Hwd	Hardwood is original, built in desk, window seat.and shelves
U	Bedroom Four	13'5	13'6	Laminate	Built in desk & drawers, window seat Just off Second Stair Case and 3 pc bath
U	Bath 3 pc	9'3	8'0	Ceramic	Soaker Tub, 1/2 wall ceramic, Hand Shower
L	Utilities				
M	Garage				Double
U	Loft				
M	Screed Porch				



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



Price: <b>\$322,000</b>	MLS® #: <b>11605965</b>
Status: <b>Active</b>	Sale Type:
Property For: <b>Sale</b>	Waterfront: <b>No</b>
Address: <b>91 DUNDAS W ST</b>	
City: <b>NAPANEE, LENNOX AND ADDINGTON, K7R 1Z7</b>	
District: <b>58 - Greater Napanee</b>	Age (Yrs): <b>100+</b>
Zoning: <b>RES</b>	Approx SqFt:
Taxes: <b>2649</b>	Lot Size: <b>67 X 132'6 FEET</b>
Tax Year: <b>2011</b>	Acreage:
	Side of Road: <b>North</b>
Possession: <b>IMMEDIATE</b>	

**Public Remarks** WOW! What a buy this beautiful downtown Napanee, 2 storey, red brick Victorian home will be. Recently renovated and restored this 4 bedroom, 2 ½ bath home has been treated to upgrades throughout from the kitchen cabinetry to the extremely beautiful bathrooms. The incredibly spacious principal rooms include a gas fireplace, a main floor family room and garden doors to a screened wrap around porch. There is a double garage with loft and a recent steel roof over the house and garage. A very exciting offering for a low price, make your appt to view

**Directions**

Bedrooms: <b>4+0</b>	Exterior: <b>Aluminum, Brick, Vinyl</b>	Fireplace Type: <b>Gas (Natural)</b>
Bathrooms: <b>2 \ 1</b>	Roof: <b>Shingles - Steel</b>	# of Fireplaces: <b>1</b>
Amperage: <b>100</b>	Foundation: <b>Stone</b>	Exterior Features: <b>Landscaped, Screened Porch</b>
Access: <b>Municipal Road</b>	Basement: <b>Partial</b>	Services Avail: <b>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>Hot Water, Radiator, Boiler</b>	Flooring: <b>Ceramic, Hardwood, Laminate</b>
Property Size: <b>Under 0.5 Acres</b>	Fuel - Heating: <b>Gas (Natural)</b>	Site Features:
Building Age: <b>100+</b>	Water Supply: <b>Municipal</b>	Doc's Available: <b>None</b>
Construction: <b>Frame</b>	Sewer Type: <b>Municipal</b>	
Garage: <b>Attached</b>	Rentals: <b>None</b>	
Garage Features: <b>Double, Inside Entry</b>	Hot Water Heating: <b>Gas (Natural)</b>	
Driveway/Parking: <b>Double Wide, Paved</b>	Indoor Features:	
# 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**  
**Fixtures**  
**Excluded**

Floor	Room	Size	Floor	Room	Size
MLEVL	LIVIN	28'2 X 14'2	ULEVL	MBED	15'1 X 14'1
MLEVL	DINRM	17'2 X 13'3	ULEVL	EBTH5	14'1 X 6'9
MLEVL	KITCH	17'1 X 13'1	ULEVL	BEDRM	11'10 X 12'10
MLEVL	FAMRM	21'10 X 12'2	ULEVL	BEDRM	12'11 X 9'5
MLEVL	LAUND	17'6 X 5'0(2PC BATH)	ULEVL	BEDRM	13'5 X 13'6
MLEVL	OTHER	15'3 X 7'5(MUD)	ULEVL	BATH3	9'3 X 8'0
MLEVL	OTHER	13'0 X 6'5(REAR FOYE)			

Listing Office: **REALTY EXECUTIVE SOUTHEASTERN ONTARIO, BROKERAGE - K148**

Compliments of: **BOB BANKOSKY, Broker of Record: 613-634-7653**  
 E-mail: [bob@pattigray.com](mailto:bob@pattigray.com)  
 Company Name: **REALTY EXECUTIVE SOUTHEASTERN ONTARIO, BROKERAGE - K148: 613-634-7653**  
 Website: <http://pattigray.com>



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. (8-AUG-2011 10:42 EDT)

# 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)