

Simply Awesome!



\$239,200.

963 Kenshaw St.

Original Price \$239,200.

39 North of Taylor Kidd

MLS#: 10600345

LIST#: 963k

Features

- * **Spacious Open Concept Layout**
- * **Patio Doors To Large Deck**
- * **Hardwood Floors In Dining Room and Kitchen**
- * **BIG Master Bedroom**

- * **Built In Fireplace and Bookshelves**
- * **Bright Rec. Room**
- * **Access To Home From Hot Tub**
- * **Screened Hot Tub Room Under Deck**
- * **Garage, Paved Drive, Shed**

Measurements and Room Information

Level	Room	Length	Width	Flooring	Comments
m	Living Room	11'0	12'7	Carpet	Coved Ceiling
m	Dining Room	13'0	12'6	Strip Hwd	Coved Ceiling, fan
m	Kitchen	13'6	8'3	Strip Hwd	Coved Ceiling, Pot Lights, Dw, Patio Dr. To Deck Bar Seating
m	Main Bathroom 4pc	7'5	5'0	Ceramic	
m	Front Foyer			Ceramic	
L	Hot Tub Room				
m	Master Bedroom	17'4	12'8	Carpet	Coved Ceiling, fan
	Ensuite				
m	Bedroom (2)	10'9	10'4	Carpet	Coved Ceiling
L	Bedroom (3)	12'5	9'1	Carpet	
	Bedroom (4)				
L	Rec Room	16'11	12'1	Carpet	Coved Ceiling, Gas Fireplace
	Hobby Room				
L	Bathroom 3pc	8'0	6'0	Ceramic	Stand up shower
L	Utility / Laundry	12'2	9'1	Concrete	



1040 Gardiners Rd. Kingston, Ont. K7P-1R7
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Deserves Your Attention

RE-MLS 10600345

Status ACTIVE

Price **\$239,200**

Address: 963 Kenshaw St.

Postal Code: K7P 1L9

Legal: Lot 19, Plan 1754, Formerly Kingston Township, Frontenac County

District: Bayridge

Side of Road: North

Pplan:

Sellers Info Statement: yes

Owner : Michele & Bernie Dawson

Lot: 36.55 ft x irr

Taxes : \$2,463.29 - 2009

Type: Elevated Bungalow

Sq Ft.

Age

Occ.: Owner

Water: Municipal

Sewer: Municipal

Exterior: Brick/Alum

Heat: FAG

Flrs.Hwd,Carpets,Ceramic

Basement: full finished

Elec 100 amp

Poss.TBA

Fuel: gas

Parking: one car garage

Driveway: Paved

Bedrooms: 2+1

Baths:2

Ensuite: no

Air Cond: yes

Remarks: Situated in a very convenient Bayridge cul de sac at the very end is this spacious 2+1 bedroom, 2 bath elevated bungalow with garage and fully fenced yard. This bright open concept home features a fabulous kitchen with eating bar open to the dining and living rooms. The patio doors lead to an expansive deck with hot tub room below with its own exterior door for privacy. The family room decorated in contemporary style has a gas fireplace for those cool nights. This is a tasteful home offering a relaxed lifestyle.

Chattels: DW, Hot Tub, Fans, Air Conditioner, Tool Shed

Directions: .From Bayridge Drive, West onto Old Colony, First Right onto Kenshaw, at end

Rental Equipment: HWT

Exclusions: n/a

Uffi: NO

WWW.pattigray.com

CSO: 2.5%



Make Your Offer



Listing Agents: Patti Gray, Broker, 541-9778 / Bob Bankosky, Broker 541-9850

**REALTY EXECUTIVES SOUTHEASTERN ONTARIO 1040 Gardiners Rd. Kingston, Ont. K7P-1R7
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Disclosure

This Listing is a result of a contract between REALTY EXECUTIVES Southeastern Ontario and the Seller, no liability for errors of any kind is assumed.

A Sellers property information statement (formerly VIFS) is available and is part of this brochure. Buyer's are advised to read this statement carefully and make their own enquiries prior to a firm agreement of *Agreement of Purchase and Sale*.

Buyers are advised to verify all features and details of the property before waiving conditions.

Buyers are advised to have an independent inspection completed and to draw their own conclusions prior to a firm *Agreement of Purchase and Sale*.

Buyers are advised to have an independent analysis of the water supply and satisfy themselves as to quantity, quality and related equipment prior to a firm *Agreement of Purchase and Sale*.

Buyers are advised to have an independent inspection of the sewage disposal system and satisfy themselves as to the operation prior to a firm *Agreement of Purchase and Sale*.

All measurements are approximate and should be verified by the Buyer.

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 !



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