

Curb Appeal + Value & Location



987 Auden Park Dr

\$329,200

Original price: \$339,200

MLS area: 28

MLS#: 09602825

BG#: 987a

Features

- * 3 + 2 Bedrooms, 3 Bathrooms
- * Oak Kitchen Cabinetry
- * Patio Door to Deck
- * Hardwood Floors in Hallway & Foyer
- * Enclosed Front Porch 2008
- * Air Cleaner 2008, Garage Doors 2008
- * Furnace, Air Exchanger, C/Air 2007 & 2008
- * Fenced Private Rear Yard
- * Double Garage, Paved Driveway, Concrete Curbs
- * Shingles 2003

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



Make The Discovery

MLS #: 09602825

Status: Active

Price: \$329,200

Address: 987 Auden Park Dr	Municipality: Kingston	HRV System: Yes
Legal: Lot 3 Plan 1794	Subdivision:	Air Conditioning: Yes
Owner: Narayanan & Prabhavathi Gopalan	MLS Area: 28	Central Vac: No
Occupant: Owner	County: Frontenac	TV Tower: No
Lot Size: 60 ft x 126.39 ft	Postal Code: K7M 7T9	Exterior: Brick
Type: Bungalow	Poss: TBA	Floors: Carpet, Hardwood & Vinyl
Sq Ft: 1640	Side of Road: West	Basement: Fully Finished
Taxes: \$3796.72	House Age: 23	Foundation: Block
Waterfront: No	Condo Fee: n/a	Basement Exit: No
In Law Suite: No	Fee Includes: n/a	Water Softener: No
Storage Shed: No	Heating Cost:	Water Treat Equip: No
Yard Fenced: Yes	Heat: Forced Air	UV Light: No
# of Rooms:	Fuel: Gas	Water Source: Municipal
Bedrooms: 3	Oil Tank Date: n/a	Well GPM: n/a
Below: 2	# Amps: 100	Sewage: Municipal
Bathrooms: 3	Roof: Asphalt	Tile Bed Age:
Half Bath:	Circuit Breakers: Yes	Pool Type: n/a
High Efficient: Yes	Hot Water Tank Rental: Yes	Garage/Parking: Attached Garage
Heat Pump:	Hot Water Tank Fuel: Gas	Driveway Width: Double
Ensuite: Yes		Driveway Surface: Paved, Concrete Curbs
Chattels: dishwasher, electronic air cleaner, HVAC		

Rental Equipment: hot water tank

MLS Remarks:

Positioned on a street with higher end homes is this, brick, 1640 sq ft 3 + 2 bedrooms, 3 bathroom bungalow with double garage. The master features both a walk in and an ensuite. The main floor family room with gas fireplace is open to both the kitchen and the eating area. There is a fully developed lower level to finish off this exceptional package.



Make Your Offer!



Listing Broker: Patti Gray / Administration: Krista Blais / Broker of Record: Bob Bankosky

Brokerage: Realty Executives Southeastern Ontario 1040 Gardiners Rd. Kingston ON K7P 1P7
Phone: (613) 634-7653 Fax: (613) 634-6199 Email: patti@pattigray.com Website: .www.pattigray.com

Updates for 987 Auden Park Dr:

Complete kitchen renovation – 2004

Roof – 2002

New garage doors – 2008

Hardwood floor – 2008

New carpet in living & family room – 2008

Front porch – 2003

Bathroom window- 2001

Aluminum clad – 2001

New air cleaner – 2008

New furnace – 2008

New air conditioner – 2007

New air exchanger- 2007

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