

**FOR SALE** DOM: 1

**2514 Findlay Station RD**

Residential | Detached | Freehold

List Date: 4/16/2019

Kingston K0H 1Y0

**\$349,900 (LP)**

Sold Date:

**K19002196**

**(SP)**



**Elevated Bungalow**

BEDS UP	BEDS DOWN	BATHS FULL	BATHS HALF	APPROX Sq.Ft.	AGE Yrs
3	0	2	0	1,062	

Age Range: 31-40 Years  
 SqFt Range: 1001-1200  
 Lot Size: 250.00 x 402  
 Property Size: 1.0 -2.99 Acres 2.30

Garage Yes  
 Waterfront No

District: **Kingston**  
 Sub-District: **44 - City North of 401**  
 Zoning: **Residential**  
 PIN: **363020091**  
 Taxes: **\$2,873.01 (2018)**  
 Possession: **July/August**  
 Access: **Municipal Road**  
 Rentals: **None**

Legal Desc: PT LOT 30 CON 4 PITTSBURGH, RP 13R- 3790 PART 2 KINGSTON

Directions: Joyceville Rd North of 401, Right on Woodburn Rd, Right on Findlay Station Rd.

Virtual Tour

WF (ft): WF Exp:

WF Features:

Shoreline:

Ext Finish: **Brick, Vinyl Siding**  
 Roof: **Asphalt Shingle**  
 Foundati... **Block**

Water	Sewer	Amps
<b>Drilled Well</b>	<b>Septic</b>	

Basement <b>Full Basement</b>	Basement Finish <b>Partially Finished</b>
Heating Fuel <b>Propane Gas</b>	Heating Type <b>Forced Air</b>
FP:	HW Heat: <b>Propane</b>

Driveway: **Triple**  
 D/W Details: **Gravel**  
 Prkg Spaces: **10**

Garage Features:  
**2 Car, Attached, Garage Door Opener, Inside Entry**

Int Features: **Carpet Free, Central Air, Ensuite**  
 Ext Features: **Deck, Fenced Yard - Partial, Pool Above Ground, Pool Equipment**  
 Services: **High Speed Internet, Cell Service**  
 Site Infl:

Prkg Spc #	# of Prk...	Ownership	Locker #	Condo Fee:	Assessment ? :
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Condo Fees Incl: Condo Elements:

**Chattels Included**

Dishwasher, Garage Door Equip, Light Fixture(s), Pool Equipment, Pool-Above Ground, Water Softener, Window Coverings

**Fixtures Excluded** Memorial Lilac Tree

**Public Remarks** Classic Elevated Bungalow, 3 Bedrooms with 2 Full Baths including En-suite and oversized Attached Garage. Very well maintained home boasting Updated Bathrooms, Windows & Doors, Furnace, A/C and electric panel. Carpet Free. Finished Lower Level with Pellet Stove, and walk-up to Garage, Mature Grounds with Above Ground Pool nestled on 2.3 acres of Privacy, surrounded by Trees. All this minutes to the 401, and only 15 minutes to Hwy 15 and Hwy 401. Don't miss this opportunity, hard to find!

ROOM	LEVEL	SIZE	FLOORING	ROOM	LEVEL	SIZE	FLOORING	ROOM	LEVEL	SIZE	FLOORING
LIVRM	MFLR	14'1" x 12'1"		BDRM	MFLR	14'1" x 8'7"		LAUND	BLVL	12'2" x 8'6"	
DINRM	MFLR	11'11" x 9'5"		BDRM	MFLR	10'6" x 9'5"					
KITCH	MFLR	11'6" x 9'5"		4PCB	MFLR						
MBDRM	MFLR	11'6" x 13'8"		RECRM	BLVL	12'1" x 40'5"					
3PCE	MFLR			UTLRM	BLVL	11'10" x 20'3"					

Listing Office 1: **RE/MAX FINEST REALTY INC., BROKERAGE** Listing Office...



Compliments of: **RICHARD POTTER - MAIN: +1 613-545-5311**  
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