



Price:	<b>\$829,900</b>	MLS® #:	<b>12607311</b>
Status:	<b>Active</b>	Sale Type:	
Property For:	<b>Sale</b>	Waterfront:	<b>No</b>
Address:	<b>971 IRONWOOD RD</b>		
City:	<b>KINGSTON, FRONTENAC, K7L 5H6</b>		
Legal Descr.:	<b>LOT 3, PLAN 13M63: S/T EASEMENT IN FAVOUR OF TOWNSHIP OF PITTSBURGH AS IN FR372803</b>		
District:	<b>11 - Kingston East(Incl CFB Kingston)</b>	Age (Yrs):	<b>2</b>
Zoning:		Approx SqFt:	<b>2113</b>
Taxes:	<b>5724</b>	Lot Size:	<b>193.57' X 1.99 ACRES</b>
Tax Year:	<b>2012</b>	Acreage:	<b>1.99</b>
		Side of Road:	<b>East</b>
Possession:	<b>T.B.A.</b>		

**Virtual Tour** <http://www.Obeo.com/748124>

**Public Remarks** Truly Spectacular Custom Built 2113 Sq Ft Ranch Bungalow, Well located on a 2 Acre lot in Grousewood. No expense was spared in this Executive Home, inside and out. Porcelain and Mahogany Floors, 9 Ft Boxed Ceilings, Kitchen with Granite, Bathrooms to die for, Quality Windows and Custom Lighting. The photos speak for themselves. All Clay Brick exterior with Angel Stone sills, Covered Rear Porch with Open Hearth Fireplace overlooking In-ground Pool. 3 car Garage with Hobby Shop is over a 1,000 Sq Ft, Professionally landscaped yard with extensive concrete walks and curbs. First class Residence, High end construction and Grade level living for the discerning buyer.

**Directions** Highway 15 to Middle Road to Ironwood Rd in Grousewood Estates

Bedrooms:	<b>3+0</b>	Exterior:	<b>Brick</b>	Fireplace Type:	<b>Free Standing, Wood</b>
Bathrooms:	<b>Full:2 Half:0</b>	Roof:	<b>Shingles - Asphalt</b>	# of Fireplaces:	
Amperage:	<b>200</b>	Foundation:	<b>Concrete / Poured</b>	Exterior Features:	<b>Fenced - Partial, Landscaped, Patio, Storage Shed(s)</b>
Access:	<b>Municipal Road</b>	Basement:	<b>Crawl</b>	Services Avail:	<b>High Speed Internet</b>
Type:	<b>Single Family</b>	Bsmnt Features:	<b>Unfinished</b>	Pool:	<b>Inground, Salt Water, Equipment Incl.</b>
Style:	<b>1 Storey, Detached</b>	Heating:	<b>Forced Air, Furnace, Heat Pump</b>	Flooring:	<b>Hardwood</b>
Property Size:	<b>1.0 -2.99 Acres</b>	Fuel - Heating:	<b>Electric</b>	Site Features:	<b>Wooded/Treed</b>
Building Age:	<b>0-5</b>	Water Supply:	<b>Well - Drilled</b>	Doc's Available:	<b>Floor Plan, Building Location Survey, Well Record, Septic Documents</b>
Construction:	<b>Frame</b>	Sewer Type:	<b>Septic Installed</b>		
Garage:	<b>Attached</b>	Rentals:	<b>None</b>		
Garage Features:	<b>Triple, Inside Entry, Work Shop</b>	Hot Water Heating:	<b>Electric</b>		
Driveway/Parking:	<b>Double Wide, Gravel, Curbs</b>	Indoor Features:	<b>Built-In Appliances, Built-In Dishwasher, Carpet Free, Central A/C, Ensuite, Flat Screen Ready, Separate DiningRm</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** All Appliances, All Window Coverings

**Fixtures Excluded** None

Floor	Room	Size	Floor	Room	Size
MLEVL	FOYER	4' 8 X 14' 8	MLEVL	BEDRM	14' X 13'8
MLEVL	KITCH	12' 8 X 19'6	MLEVL	BEDRM	13'8 X 15'
MLEVL	GREAT	17' X 19'6	MLEVL	BATH4	
MLEVL	DINRM	12' 8 X 12'	MLEVL	LAUND	10' 8' 10
MLEVL	MBED	15' 10 X 24'4	MLEVL	PORCH	12'6 X 30'6
MLEVL	EBTH5	15' 10 X 11'4			

Listing Office: **RE/MAX REALTY CONCEPTS CORP., BROKERAGE - K160**



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Website: <http://www.kingstonhouses.com>

Company Name: **RE/MAX REALTY CONCEPTS CORP., BROKERAGE - K160: 613-389-7777**



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