



Price:	\$297,900	MLS® #:	15601778
Status:	Active	Sale Type:	
Property For:	Sale	Waterfront:	No
Address:	3286 VAN ORDER RD		
City:	KINGSTON, FRONTENAC, K0H 1M0		
Legal Descr.:	PT LT 2 CON 7, KINGSTON, RP 13R-5185 PART 1, PIN: 361330167		
District:	44 - City North of 401	Age (Yrs):	44
Zoning:		Approx SqFt:	1210
Taxes:	2732	Lot Size:	280' X 210'
Tax Year:	2014	Acreage:	1.35
		Side of Road:	North
Possession:	T.B.A.		

Virtual Tour <http://goo.gl/KX02Tb>
Public Remarks Mint Condition, All Brick Bungalow on a Private and Well Treed 1.3 Acre Country Lot, only 10 Minutes to the city. Renovated Kitchen and Washroom, Laminate Floors, Wood Burning Fireplace and Finished Basement. New Roof in 2014, Updated Windows and Doors, Large Rear Deck and Front Porch, Concrete Sidewalks, Huge Parking Area. Very Desirable Lot and Location, Pride Of Ownership shows. Nothing to do but move in.
Directions Highway 38, 9KM North of 401, East on Van Order Rd

Bedrooms:	3+1	Exterior:	Aluminum, Brick	Fireplace Type:	Wood
Bathrooms:	Full:1 Half:1	Roof:	Shingles - Asphalt	# of Fireplaces:	1
Amperage:		Foundation:	Block	Exterior Features:	Deck, Landscaped, Storage Shed (\$)
Access:	Municipal Road	Basement:	Full	Services Avail:	High Speed Internet
Type:	Single Family	Bsmnt Features:	Partly Finished	Pool:	
Style:	Elevated 1 Storey, Detached	Heating:	Forced Air, Furnace	Flooring:	Carpet, Ceramic, Laminate
Property Size:	1.0 -2.99 Acres	Fuel - Heating:	Oil	Site Features:	Wooded/Treed
Building Age:	26-50	Water Supply:	Well - Drilled	Doc's Available:	Land Survey, TSSA Documents
Construction:	Frame	Sewer Type:	Septic Installed		
Garage:	None	Rentals:	Water Heater		
Garage Features:	Not Applicable	Hot Water Heating:	Electric		
Driveway/Parking:	Gravel, 3 Car	Indoor Features:	Built-In Dishwasher, Central A/C		
# 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 Built-In Dishwasher, All Window Coverings, Garden Shed
Fixtures Excluded None

Floor	Room	Size	Floor	Room	Size
MLEVL	LIVIN	11;7 X 16`10	LLEVL	BEDRM	12`7 X 10`5
MLEVL	DINRM	11`7 X 12`6	LLEVL	DEN	11` X 13`
MLEVL	KITCH	8.8 X 15`5	LLEVL	RECRM	13`1 X 21`9
MLEVL	MBED	12` X 11`2	LLEVL	LAUND	11`4 X 8`
MLEVL	BEDRM	10`10 X 11`1	LLEVL	UTIL	
MLEVL	BEDRM	8` X 11`9	LLEVL	BATH2	
MLEVL	EBTH4				

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



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