



Price: \$459,900	MLS® #: 10605864
Status: Active	Sale Type:
Property For: Sale	Occupancy: Owner
	Waterfront: No
Address: 617 FERNMOOR DR	
City: KINGSTON, FRONTENAC, K7M 8K5	
Legal Descr.: PLAN 1939 LOT 8, CITY OF KINGSTON, COUNTY OF FRONTENAC	
District: 35 - East Gardiners Rd	Age (Yrs): 11-25
Zoning: RES	Approx SqFt: 2500
Taxes: 5020	Lot Size: 60' X 125'
Tax Year: 2010	Acreage:
	Side of Road: North
List.Date: 31-JUL-2010	Possession: TBA

Directions BATH RD TO CENTENNIAL TO MALABAR TO FERNMOOR

Bedrooms: 4+0	Exterior: Aluminum, Brick	Fireplace Type: Gas (Natural)
Bathrooms: 2 \ 1	Roof: Shingles - Asphalt	# of Fireplaces:
Amperage: 100	Foundation: Concrete / Poured	Exterior Features: Deck, Fenced, Gas BBQ Hookup, Landscaped, Satellite Dish, Storage Shed(s)
Access: Municipal Road	Basement: Full	Services Avail: Bus Service, Cable TV, Garb Pick-Up, Gas (Natural), Hydro, Street Lights, Telephone, High Speed Internet
Type: Single Family	Bsmnt Features: Fully Finished	Pool:
Style: 2 Storey, Detached	Heating: Forced Air	Flooring: Carpet, Ceramic, Hardwood
Property Size:	Fuel - Heating: Gas (Natural)	Site Features: Sloping Terrace, View, Wooded/Treed
Building Age: 11-25	Water Supply: Municipal	Doc's Available: None
Construction:	Sewer Type: Municipal	
Garage: Attached	Rentals: Water Heater	
Garage Features: Double, GDO, Inside Entry	Hot Water Heating: Gas (Natural)	
Driveway/Parking: Double Wide, Paved, Curbs	Indoor Features: Air Exchange / HRV, Built-In Appliances, Built-In Dishwasher, Central A/C, Central Vacuum, Separate DiningRm, Smoke Detector, Whirlpool Style Tub	
# 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 APPLIANCES, DISHWASHER, C/A, C VAC, WHIRLPOOL TUB, GAS BBQ HOOKUP

Fixtures Excluded HOT WATER TANK RENTAL

Public Remarks FORMER BUILDERS CUSTOM BUILT EXECUTIVE HOME, BACKING ONTO CONSERVATION LAND. 4 LARGE BEDROOMS INCLUDING GRAND MASTER BEDROOM WITH WALK-IN CLOSET AND LUXURIOUS JACUZZI ENSUITE. LARGE KITCHEN OVERLOOKING SUNKEN FAMILY ROOM WITH GAS FIREPLACE. PREPROFESSIONALLY FINISHED LOWER LEVEL INCLUDES 2 DENS AND BAR WITH CABINETS. HOME FEATURES HARDWOOD AND TILE FLOORS, LEADING GLASS FRENCH DOORS, COVE MOULDING, SPIRAL STAIRCASE IN FOYER, ELEGANT CHANDELIER, MAIN FLOOR LAUNDRY, 2 TIER DECK OVERLOOKING PRIVATE YARD WITH A MOSSY TRAIL LEADING TO CREEK AND DEER HABITAT. ONE OF THE MOST SOUGHT AFTER STREETS IN THE WEST END. WONDERFUL FAMILY HOME MUST BE SEEN!

Internal Remarks DON'T LET CATS OUT!

Floor	Room	Size	Floor	Room	Size
MLEVL	LIVIN	10'8 X 15'6	ULEVL	BEDRM	11'3 X 11'
MLEVL	KITCH	12'6 X 21'	ULEVL	BATH4	
MLEVL	DINRM	10'8 X 13'6	ULEVL	EBTH4	
MLEVL	FAMRM	10'6 X 18'		BATH2	
ULEVL	MBED	18'2 X 12'9	ULEVL	LAUND	6' X 11'
ULEVL	BEDRM	11'3 X 11'	LLEVL	RECRM	23' X 25'
ULEVL	BEDRM	11'3 X 12'4			

Listing Office: [ROYAL LEPAE PROALLIANCE REALTY, BROKERAGE - K147 613 544](http://www.royallepage.ca) - Listing Agent: [JUDY DENNEE 613-329-9333 judy@dennee.com](http://www.dennee.com/)
 Website: <http://www.royallepage.ca> Website: www.dennee.com/

CSO: **2.5%**

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