



Price: \$314,000	MLS® #: 10606087
Status: Active	Sale Type:
Property For: Sale	Occupancy: Owner
	Waterfront: No
Address: 2060 WELLINGTON ST	
City: BATTERSEA, SOUTH FRONTENAC, K0H 1H0	
Legal Descr.: PT LOT 13 CONC 9 PT 1 13R9967	
District: 47 - Frontenac South	Age (Yrs):
Zoning: RES	Approx SqFt: 1700
Taxes: 3240	Lot Size: 175' X 410'
Tax Year: 2010	Acreage: 1.65
	Side of Road: North
List.Date: 09-AUG-2010	Possession: TBA

Directions MONTREAL STREET TO BATTERSEA. OVER BRIDGE TO WELLINGTON STREET, FOLLOW TO SIGN

Bedrooms: 3+0	Exterior: Cedar	Fireplace Type: Wood
Bathrooms: 1 1	Roof: Shingles - Asphalt	# of Fireplaces:
Amperage: 200	Foundation: Block	Exterior Features: Balcony, Deck, Screened Porch
Access: Municipal Road	Basement: Full	Services Avail: Garb Pick-Up, Hydro, Telephone, High Speed Internet
Type: Single Family	Bsmnt Features: Partly Finished	Pool:
Style: 1.5 Storey, Detached	Heating: Forced Air, Furnace	Flooring: Carpet, Ceramic, Hardwood, Lino / Vinyl
Property Size: 1.0 - 2.99 Acres	Fuel - Heating: Oil	Site Features: Hardwood Bush, Softwood Bush, Wooded/Treed
Building Age: 11-25	Water Supply: Well - Drilled	Doc's Available: S.P.I.S, Floor Plan
Construction: Frame	Sewer Type: Septic Installed	
Garage: None	Rentals: None	
Garage Features: Not Applicable	Hot Water Heating:	
Driveway/Parking: Single Wide	Indoor Features: Air Exchange / HRV, Built-In Appliances, Built-In Dishwasher, Built-In Microwave, Central A/C, Central Vacuum, Separate DiningRm, Skylights	
# Parking Spaces: 5	Energy Code:	

Waterfront Name:	Shoreline:	Waterfront Features:
Water Frontage:		

Property Manager:	Condo Fees Incl.:	Storage:
Phone:	Common Elements:	Water/View:
Condo Fees:		Pets:

Chattels Included C/A, C/V, BUILT-IN APPLIANCES, DISHWASHER, MICROWAVE, HWT, WATER SOFTENER & RUST REMOVER

Fixtures Excluded

Public Remarks CUSTOM BUILT THREE BEDROOM CEDAR HOME NESTLED AMONGST MATURE TREES ON A BEAUTIFUL PRIVATE LOT. ENJOY THE SIGHTS AND SOUNDS OF NATURE WHILE RELAXING IN THE LARGE SCREENED IN PORCH OFF THE GOURMET KITCHEN. LOVELY MAPLE FLOORS AND CERAMIC TILES. ENTERTAINING IS A PLEASURE IN THE OPEN CONCEPT LIVING/DINING ROOM WITH CHARMING FIELDSTONE WOOD BURNING FIREPLACE. MAIN FLOOR OFFICE, LAUNDRY ROOM AND TWO PIECE BATH MAKE FOR EASY LIFESTYLE LIVING. SECOND FLOOR BOASTS A LARGE MASTER BEDROOM WITH BALCONY OFFERING A PEACEFUL RETREAT ATMOSPHERE. FINISHED BASEMENT EXCEPT FOR FLOORING. NEWER HOT WATER TANK AND OIL TANK. CENTRAL AIR, CENTRAL VAC, WATER TREATMENTS AND HRV. TEN MINUTE WALK TAKES YOU TO DOG LAKE PUBLIC SAND BEACH FOR SWIMMING AND BOAT LAUNCHING. MUNICIPALITY OFFERS SWIMMING CLASSES AND OTHER PROGRAMS. THIS HOME IS A PLEASURE TO VIEW. ONLY HALF HOUR TO KINGSTON. VISIT WWW.DENNEE.COM FOR FLOOR PLAN

Internal Remarks FOR SHOWINGS PLEASE CALL CHERYL MONDAY-FRIDAY BETWEEN 9:00 A.M. AND 4:00 P.M. @613-544-4141. AFTER 4:00 P.M. AND ON WEEKENDS PLEASE CALL DON, 613-328-3333, OR JUDY, 613-329-9333.

Floor	Room	Size	Floor	Room	Size
MLEVL	LIVIN	21'6 X 14'4	MLEVL	BATH2	
MLEVL	DINRM	11'6 X 10'8	ULEVL	MBED	15'2 X 10'9
MLEVL	KITCH	14'1 X 13'9	ULEVL	BEDRM	11'6 X 10'9
MLEVL	DEN	12'2 X 8'7	ULEVL	BEDRM	10'5 X 8'7
MLEVL	LAUND	8'3 X 7'5	ULEVL	BATH4	

Listing Office: **ROYAL LEPAGE PROALLIANCE REALTY, BROKERAGE** Listing Agent: **JUDY DENNEE 613-329-9333** judy@dennee.com
- K147 613 544-4141 Website: www.dennee.com/
 Website: <http://www.royallepage.ca> Listing Agent: **DON DENNEE 613-328-3333** don@dennee.com
 Website: www.dennee.com/

CSO: **2%**

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