

FOR SALE DOM: 1

List Date: **9/8/2020**

Sold Date:

698 Roosevelt DR

Kingston K7M 8V3

K20005233

Residential

Detached

Freehold

\$524,900 (LP)

(SP)



Elevated Bungalow

BEDS UP	BEDS DOWN	BATHS FULL	BATHS HALF	APPROX Sq.Ft.	AGE Yrs
3	0	1	0		23

Age Range: **21-30 Years** Garage **Yes**
 SqFt Range: Waterfront **No**
 Lot Size: **40.70** x **113.9**
 Property Size: **0.0 - 0.49 Acres**

District: **Kingston**
 Sub-District: **28 - City Southwest**
 Zoning: **Residential**
 PIN: **361110155**
 Taxes: **\$3,683.93 (2020)**
 Possession:
 Access: **Municipal Road**
 Rentals: **Water Heater**

Legal Desc: **PT LTS 211 & 212 PL 1965 BEING PT 21, 13R13379; KINGSTON TOWNSHIP**

M I D Virtual Tour

Virtual Tour Virtual Tour **Virtual Tour 2** Virtual Tour 2 **Virtual Tour 3**

WF (ft): WF Exp:

WF Features:

Shoreline:

Ext Finish: **Brick, Vinyl Siding**
 Roof: **Asphalt Shingle**
 Foundation **Block, Walk Up**

Basement **Full Basement** Basement Finish **Unfinished**

Driveway: **Double**
 D/W Details: **Asphalt**

Water Sewer Amps
Municipal Water Sewer 100

Heating Fuel **Natural Gas** Heating Type **Forced Air**

Prkg Spaces: **3**

FP: HW Heat: **Natural Gas**

Garage Features:
1.5 Car, Garage Door Opener

Int Features: **Bathroom Roughed In, Carpet Free, Central Air, Central Vacuum**

Ext Features: **BBQ Gas Hookup, Deck, Exterior Lighting, Fenced Yard, Pool Equipment, Pool Heated, Pool In-ground**

Services: **Cable, Garbage Pickup, High Speed Internet, Hydro, Natural Gas, School Bus Service, Public Transit, Recycling Pickup**

Site Infr: **Golf Course, Level, Parks**

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

Chattels Included

Central Vacuum, Dishwasher, Dryer, Light Fixture(s), Pool Equipment, Refrigerator, Smoke Detector, Stove, Washer, Window Coverings

Fixtures Excluded None

Public Remarks Located in the west end of Kingston, on Roosevelt Drive, this 3 bedroom, 1 bathroom home is updated, in great condition and ready for a new owner. The home has been freshly painted and features new flooring, new granite countertops in the kitchen as well as an under-mount sink and a new fridge and stove. The main floor consists of a large master bedroom, two additional bedrooms, a 4pc bath, large living room and separate kitchen with attached dining area. Off the dining area, patio doors lead to a fenced backyard oasis. The upper deck overlooks a lower deck area that wraps around a private, heated swimming pool with exterior lighting for those summer night swims. The basement is neat and tidy and undeveloped - waiting for your design ideas. There is great potential for an in-law suite as there is a rough-in for a bathroom and kitchen plus a walk out to the rear yard and pool area. This beautiful home is located in a great school district with many choices for both public and Catholic schools plus has easy access to all amenities.

ROOM	LEVEL	SIZE	FLOORING	ROOM	LEVEL	SIZE	FLOORING	ROOM	LEVEL	SIZE	FLOORING
KITCH	MFLR	10'10 x 9'1	Ceramic	BDRM	MFLR	10'4 x 11'2	Laminate				
LIVRM	MFLR	11'5 x 21'	Laminate	4PCB	MFLR	4'11 x 10'9	Ceramic				
FOYER	MFLR	7'8 x 11'2	Ceramic	DINRM	MFLR	10'10 x 10'2	Ceramic				
MBDRM	MFLR	10'11 x 13'6	Laminate								
BDRM	MFLR	10'1 x 10'5	Laminate								

Listing Office 1: **ROYAL LEPAGE PROALLIANCE REALTY, BROKERAGE** Listing Office



Compliments of: **TAMMY GURR**
Broker

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Company Name: **ROYAL LEPAGE PROALLIANCE REALTY, BROKERAGE - MAIN: +1 613-273-9595**

