

Property Member Full (NEW)

407 CUNNINGHAM Road, Gananoque, Ontario K7G 2V4

Listing

Leeds and Grenville / Gananoque / 05 - Gananoque
Residential / Freehold/None
Bungalow Raised / House / Detached



Active
MLS@: 40345885
List Price: \$549,900.00
DOM/CDOM: 0 / 0



Third
Second
Upper
Main
Lower
Basement
Total

Bedrooms	Bathrooms	Kitchens	Laundry	Finished SqFt
				1,698
3	1	1		
			1	
3	1	1	1	1,698
Garage	Driveway	Total	AG Range:	1501 to 2000
1.0	8.0	9	AG Source:	Other

Recent: **11/07/2022 : New Listing**
Seller: THE ESTATE OF JOHN RICHARD SALSBURY
ARN/PIN: 081281202028702 / 442410130
Legal: PT LT 24 CON 2 LEEDS; PT RDAL BTN CON 1 AND CON 2 LEEDS AS IN LR236066; S/T 16Z9017; LEEDS/THOUSAND ISLANDS

Directions to Property: From West End Of Gananoque Where Hwy 2 & Hwy 401 Meet, Go NE On Hwy 2 2.6Km To Cunningham Road And Turn Left. House On Left Approx 1.1Km (5 Min Drive Approx)

Cross Street:

Lot Front:	438.71 ft	Water Body:	--	Const Mats:	Aluminum Siding
Lot Depth:	0 ft	Water Type:	--	Approx Age:	31-50 Years
Lot Shape:	Irregular	Waterfront:	No	Year/Src:	1974/Other
Lot Size Area:	1.982/Acres	Water Frnt Ft:	--	Foundation:	Block
Lot Size Src:	GeoWarehouse	Sewer:	Septic	Basement Type:	Full Basement
Acres Range:	0.50-1.99	Water Src:	Drilled Well	Basement Fin:	Partially Finished
Topography:	--	Water Trmnt:	Water Softener	Roof/Replaced:	Asphalt Shingle/
Fronting On:	South	Well Testing:	--	Garage:	Detached Garage
Location:	Rural	Well Depth:	94	Winterized:	--
Zoning:	RU	Pool:	--	Survey:	None/
UFFI:	--				

REALTOR Remarks: Pls. use Showingtime for showings - Go & show. Pls. see documents for additional info. Do Not walk on deck. Estate Sale - Property being sold "as is". Please be sure to remove all footwear

Showing Remarks: Please use Touchbase for showings

[.Additional Property Information.]

Driveway Parking: Outside/Surface/Open
Interior Features: Ceiling Fans, Oven Built-in, Water Softener
Basement Features: Walk-Out
Laundry Features: In Basement
Area Influences: None
Other Structures: Shed

[.Inclusions / Exclusions / Additional.]

Inclusions: Built-in Microwave, Dishwasher, Microwave, Stove, Window Coverings
Exclusions: Fridge
Fireplace: /Pellet Stove, Wood Stove
Under Contract: Hot Water Heater
Heating: Forced Air-Propane **Cooling:** Central Air

[.Listing Information.]

List Date: 11/07/2022	Financing:	Original List Price: \$549,900
Expiration Date: 02/15/2023	Assign. of Listing:	Tax Amt/Yr: \$2,653.52/2022
Deposit: 5000	HST App to Sale:	Assessment: 268,000/2022
Possession Date:	HST App to Comm:	Contact After Exp: No
Possession: 30 - 59 Days	SPIS:	Special Agreement: No
Holdover Days: 60	IBTA: No	Sign on Property: Yes
Occupant Type: Vacant		Environ. Audit:

Buyer Agency Compensation: 2.0

Offer Remarks: 24 Hour irrevocable for all offers. Please be sure to include Schedule B with your offer.

[.Showing Information.]

Showing Req: Showing System **Lockbox Type:** Masterlock **Lockbox Pin:**
Showings: **Lockbox Location:** Front Door

[.Listing Agent & Brokerage Information.]

List Brokerage: [Sutton Group-Masters Realty Inc Brokerage](#) **T:**(613) 384-5500 **F:**
List Salesperson: [Kim Donaldson, Salesperson](#) **E:**kdonaldson@sutton.com **T:**(613) 384-5500 **C:**(613) 561-1677

List Brokerage 2: [Sutton Group-Masters Realty Inc Brokerage](#)
List Salesperson 2: [Kim Purcell, Salesperson](#) E:kpurcell@sutton.com

T:(613) 384-5500 F:
T:(613) 985-9371 C:(613) 985-9371

Public Remarks: This is a spectacular 1.98-acre lot with picturesque views, many mature trees, expansive lawn for fun times and, of course, a great home that awaits new owners. This raised bungalow is spacious - almost 1700 sq.ft. with 3Br's (primary has access to rear deck), large cheater bath, huge kitchen (with loads of counter and cupboard space including a centre cook) island that opens to family room w/woodstove and patio doors to large deck, French doors that lead to a gigantic living room. The lower level has a large recroom w/pellet stove, a generous laundry room, an office (or 4th Br), a workshop and a walkout to the rear. Outside features include a detached garage, child's playhouse, and storage shed. Worth noting - newer forced air propane furnace, water heater (rental), newer air conditioning, many newer windows (including 1 in the recroom to be left for new owner to install), updated bathroom w/ jet tub, back 1/2 of roof re-shingled. Loads of space in this home to sprawl out, it is ideal for a family seeking privacy and willing to complete some minor cosmetics. Just minutes from the 401 and Gananoque, this home offers convenient, rural living with the amenities of town. Come check this one out!

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Source Board: Kingston and Area Real Estate Association
Prepared By: Kim Donaldson, Salesperson
Date Prepared: 11/07/2022

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Rooms

MLS® #: 40345885

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Dimensions (Metric)</u>	<u>Room Features</u>
Kitchen	Main	10' 6" X 14' 8"	3.20 X 4.47	
Family Room	Main	22' 7" X 12' 10"	6.88 X 3.91	
Living Room	Main	24' 10" X 15' 2"	7.57 X 4.62	
Bedroom Primary	Main	15' 5" X 15' 1"	4.70 X 4.60	
Bedroom	Main	12' 11" X 11' 4"	3.94 X 3.45	
Bedroom	Main	10' 9" X 9' 9"	3.28 X 2.97	
Primary Ensuite Bathroom	Main	8' 11" X 13' 3"	2.72 X 4.04	4-Piece
Recreation Room	Lower	23' 5" X 26' 7"	7.14 X 8.10	
Laundry	Lower	13' 1" X 13' 11"	3.99 X 4.24	
Office	Lower	11' 2" X 12' 4"	3.40 X 3.76	
Workshop	Lower	24' 7" X 11' 11"	7.49 X 3.63	
Utility Room	Lower	12' 1" X 12' 0"	3.68 X 3.66	

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