

1042 CRAIG Lane, Kingston, Ontario K7M 7R9

Listing

Frontenac / Kingston / 37 - South of Taylor-Kidd Blvd
Residential / Condominium
3 Storey / Row/Townhouse / Attached

Active
MLS®: 40360985
List Price: \$364,900.00
Condo Fee: \$398.56/M
DOM/CDOM: 1 / 4



	Bedrooms	Bathrooms	Kitchens	Laundry	Finished SqFt
Third	3	1			1,409
Second			1		
Upper					
Main		1		1	
Lower					
Basement					
Total	3	2	1	1	1,409
	Garage	Driveway	Total	AG Range:	1001 to 1500
	1.0	1.0	2	AG Source:	Plans

Recent: 01/03/2023 : New Listing
Seller: Mark Edwin Redlich & Zoe Page
ARN/PIN: 101108017420009 / 367390010
Legal: UNIT 10, LEVEL 1, FRONTENAC CONDOMINIUM PLAN NO. 39; BLK R, PL 1651, PART 1, 2, 3, 4 & 5, 13R8973, MORE FULLY DESCRIBED IN SCHEDULE 'A' OF DECLARATION FR551724; KINGSTON TOWNSHIP

Directions to Property: Access Either Off Taylor Kidd Or Bayridge Where Bayridge And Taylor Kidd Meet

Cross Street:

Lot Front:	0 ft	Water Body:	--	Const Mats:	Brick, Vinyl Siding
Lot Depth:	--	Water Type:	--	Approx Age:	31-50 Years
Lot Shape:	--	Waterfront:	No	Year/Src:	--
Lot Size Area:	--	Water Frnt Ft:	--	Foundation:	Block, Slab
Lot Size Src:	--	Sewer:	Sewer (Municipal)	Basement Type:	None
Acres Range:	< 0.5	Water Src:	Municipal	Basement Fin:	--
Topography:	--	Water Trmmt:	--	Roof/Replaced:	Asphalt Shingle/
Fronting On:	South	Well Testing:	--	Garage:	Attached Garage
Location:	Urban	Well Depth:	--	Winterized:	--
Zoning:	UR3.B	Pool:	--	Survey:	--
UFFI:	No				

REALTOR Remarks: Kindly remove footwear at entry and be sure to turn all lights off when done.

Showing Remarks: Pls use Showing Time

.Additional Property Information.

Driveway Parking: Front Yard Parking
Interior Features: Ceiling Fans
Exterior Features: Patio(s)
Parking Features: Asphalt Driveway, Inside Entry
Laundry Features: Main Level
Area Influences: Park, Public Transit
Services: Cable, Cell Service, Garbage/Sanitary Collection, High Speed Internet, Natural Gas, Recycling Pickup, Telephone
Recreational Use: False
Licensed Dwelling: --
Watermeter: --

.Condo/Common Elements Information.

Condo Fee: \$398.56
Includes: Building Insurance, Ground Maintenance/Landscaping, Parking, Snow Removal
Balcony: None
Prop Mgmt Company: Bendale Property Managem
Building Name:
Condo Corp #: FCC39
Condo Fee Frequency: Monthly
Locker: None
Locker Number:
Prop Mgmt Contact: 613-531-3336
Condo Corp Yr End: 2023-05-31
Status Cert Date:

.Inclusions / Exclusions / Additional.

Inclusions: Dishwasher, Dryer, Garage Door Opener, Refrigerator, Stove, Washer, Window Coverings
Exclusions: --
Under Contract: HWT-Gas
Heating: Forced Air, Gas
Cooling: Central Air

.Listing Information.

List Date: 01/03/2023
Expiration Date: 04/03/2023
Deposit: 5000
Possession Date:
Possession: Immediate
Holdover Days: 0
Occupant Type: Vacant
Financing:
Assign. of Listing:
HST App to Sale:
HST App to Comm:
SPIS:
IBTA: No
Original List Price: \$364,900
Tax Amt/Yr: \$2,035.19/2022
Assessment: 157,000/2022
Contact After Exp: No
Special Agreement: No
Sign on Property:
Environ. Audit: No

Buyer Agency Compensation: Coop Broker 2 %

Offer Remarks: 24 Hour Irrevocable - Sellers out of country/different time zones

.Showing Information.

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

.Listing Agent & Brokerage Information.

List Brokerage: [Sutton Group-Masters Realty Inc Brokerage](#)
List Salesperson: [Kim Donaldson, Salesperson](#) [E:kdonaldson@sutton.com](mailto:Kdonaldson@sutton.com)
List Brokerage 2: [Sutton Group-Masters Realty Inc Brokerage](#)
List Salesperson 2: [Kim Purcell, Salesperson](#) [E:kpurcell@sutton.com](mailto:Kpurcell@sutton.com)
T:(613) 384-5500 **F:**
T:(613) 384-5500 **C:(613) 561-1677**
T:(613) 384-5500 **F:**
T:(613) 985-9371 **C:(613) 985-9371**

Public Remarks:What a super convenient place to live! Set in a wonderful condo community (w/pool, playground, & basketball court) this 3-storey townhouse is ideal for 1st-time buyers or often popular for single parents seeking an affordable lifestyle but with amenities serving their children - schools, parks, and the community of other families. Walk across the street to grocery, drugstore, bank, and restaurants, or hop on the Express bus and zip down to Queen's, hospital, & more! You don't even need a car! Have kids? Bayridge Public & High school are right next door! This bright, south-facing unit opens to a patio area that overlooks the tennis courts and Bayridge Park. Can you say "ideal"??? It comes equipped with 5 appliances, central air, newer breaker panel, and newer carpeting on stairs, and the condo has taken care of the windows and roof! Freshly painted walls, ceilings, trim, and doors. and ready for you! If you operate a home-based office the ground level is perfect w/ the handy 2pc bath, back door to patio, and bright workspace! Interior garage access is another convenient feature, too. Great space, location, affordable! All fixtures and chattels are 'as is' as the Unit had been a rental previously and the owner cannot warrant their condition. Please exercise due diligence prior to offering.

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Confidential for REALTORS® Only

Source Board: Kingston and Area Real Estate Association

Prepared By: Kim Donaldson, Salesperson

Date Prepared: 01/04/2023

Information deemed reliable but not guaranteed. CoreLogic Matrix

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Rooms

MLS®#: 40360985

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Dimensions (Metric)</u>	<u>Room Features</u>
Kitchen	Second	6' 10" X 17' 11"	2.08 X 5.46	Vinyl Flooring
Living Room	Second	18' 0" X 10' 0"	5.49 X 3.05	Laminate
Dining Room	Second	11' 5" X 14' 8"	3.48 X 4.47	Laminate
Bedroom Primary	Third	9' 0" X 19' 0"	2.74 X 5.79	Laminate
Bedroom	Third	10' 0" X 10' 0"	3.05 X 3.05	Laminate
Bedroom	Third	10' 0" X 8' 0"	3.05 X 2.44	Laminate
Bathroom	Third			4-Piece
Bathroom	Main			2-Piece
Office	Main	8' 6" X 12' 6"	2.59 X 3.81	Vinyl Flooring
Laundry	Main	5' 0" X 8' 6"	1.52 X 2.59	Vinyl Flooring

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