FOR SALE DOM: **1**
List Date: **6/7/2021**
Sold Date:

148 Clark RD W
Loyalist Township K0H 1G0
K21003727

Residential | Detached | Freehold
$499,900 (LP)
(SP)

Bungalow

BEDS UP	BEDS DOWN	BATHS FULL	BATHS HALF	APPROX Sq.Ft.	AGE Yrs
3	0	2	0		

Age Range: **41-50 Years**
SqFt Range: **1601-1800**
Lot Size: **267.00 x 374**
Property Size: **1.0 -2.99 Acres** **2.26**
Garage **Yes**
Waterfront **No**

District: **Lennox and Addington**
Sub-District: **64 - Lennox and Addington South**
Zoning: **Rural Residential**
PIN: **451300129**
Taxes: **$4,508.62 (2020)**
Possession: **July**
Access: **Municipal Road**
Rentals: **None**

Legal Desc: **PT LT 40 CON 2 ERNESTOWN AS IN LA207976; S/T ER16779, ER16780; LOYALIST**

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

WF (ft): WF Exp:
WF Features:
Shoreline:

Ext Finish: **Brick**
Roof: **Asphalt Shingle**
Foundati… **Block**

Water	Sewer	Amps
Cistern Well, Drilled Well, UV System	**Septic**	**200**

Basement	Basement Finish
Full Basement	**Unfinished**

Heating Fuel	Heating Type
Propane Gas	**Forced Air**

FP: **Wood** HW Heat: **Electric**

Driveway: **Double**
D/W Details: **Gravel**
Prkg Spaces: **4**

Garage Features:
2 Car, Attached, Garage Door Opener, Inside Entry

Int Features: **Carpet Free, Central Air, Dining Room - Separate, Ensuite, Handicapped Access, In-Law Potential**
Ext Features: **Deck, Wheelchair Access**
Services: **Garbage PickUp, School Bus Service, Cell Service, Recycling Pickup**
Site Infl: **Conservation, Wooded Lot**

Prkg Spc #	# of Prk…	Ownership	Locker #

Condo Fee: Assessment ? :
Condo Fees Incl: Condo Elemen…

Chattels Included
Garage Door Equip, Refrigerator, Stove

Fixtures Excluded None

Public Remarks All Brick Country Bungalow, on a amazing and highly desirable Treed & Private 2.26 Acre lot. Over 1700 Sq Ft on the main Floor, boasting 3 Bedrooms including a large primary with ensuite, Living Room with fireplace, Separate Dining Room and a Family Room adjoining the Kitchen. Totally carpet free home, and wheelchair accessible. Huge unfinished basement with walkout separate entrance, endless possibilities to make it your own. Attached over sized 2 car garage, and Large deck off of the kitchen. All updates have been done for you, the Roof (2013), Windows & Doors (2012), Propane Furnace (2017), and R50 attic insulation are all good. This is country living at it's best, 10 minutes to the Cataraqui Centre and the west end amenities. Property backs unto land owned by the Cataraqui Region Conservation Authority, please see drone video to better view and admire this location.

ROOM	LEVEL	SIZE	FLOORING
LIVRM	MFLR	19'4 x 13'6	
DINRM	MFLR	11'1 x 12'1	
KITCH	MFLR	11'11 x 19'9	
FAMRM	MFLR	11'8 x 12'1	
PBDRM	MFLR	13'6 x 13'	

ROOM	LEVEL	SIZE	FLOORING
3PCE	MFLR		
BDRM	MFLR	10'4 x 13'7	
BDRM	MFLR	10'1 x 10'8	
4PCB	MFLR		
RECRM	BLVL	20'1 x 30'6	

ROOM	LEVEL	SIZE	FLOORING
UTLRM	BLVL	17'5 x 28'10	
UTLRM	BLVL	12'2 x 16'	

Listing Office 1: **RE/MAX FINEST REALTY INC., BROKERAGE** Listing Offic…

Compliments of: **RICHARD POTTER - MAIN: +1 613-545-5311**
SALESPERSON
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Website: **http://www.kingstonhouses.com**
Company Name: **RE/MAX FINEST REALTY INC., BROKERAGE - MAIN: +1 613-389-7777**

EQUAL HOUSING OPPORTUNITY

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