



Price:	\$599,900	PIN / MLS® #:	15608483
Status:	Active		
Address:	545 RIVER RIDGE DR		
City:	KINGSTON, K0H 1S0		
Side of Road:	South	Major Area:	Kingston and Area
Lot Size:	192 X 412' IRREGULAR	District:	Kingston
Acreage:	2.1	Subdistrict:	44 - City North of 401
Approx. Sq Ftg Range:	2001-2500	Zoning:	RES
		Elementary School:	
		Secondary School:	
Possession:	T.B.A.		
Days on Market:			

Unbranded Virtual Tour
Property Overview

<http://goo.gl/photos/UUv19ERhQLGRLCqL9>

Executive, Custom Built 3 Bedroom 4 Level Split in Edenwood Estates. Gorgeous 2.1 Acres of Privacy with Mature trees, Professional Landscaping and Heated Salt Water Pool, all just minutes to the 401. Featuring over 2700 sq. ft. of Finished Living Space, boasting Mostly Hardwood Floors throughout, Solid Wood Doors, 3 Gas Fireplaces, Vaulted ceilings, Sky Lights and Quartz & Stainless Kitchen. Comfortable Main Floor Family Room, Large Dining Room and Recreation Room with Walk-Out. Meticulously Maintained Quality Built Home, offering many Features and Upgrades. Shows Pride of Ownership throughout, and is a pleasure to show! Edenwood Estates includes shared ownership in Waterfront Park on Colonel By Lake.

Directions
Inclusions
Exclusions

North on Montreal St from 401, Right at River Ridge Drive - Edenwood Estates
Garage Door Equip, Other / All Appliances, Pool Table, All Window Coverings, Garden Shed, In-ground Pool & Equipment.
None.

Type:	Single Family	1st Heat Source:	Hot Water, Radiant, Furnace, Forced Air	Foundation/Bsmt:	Full, Fully Finished
Style:	Detached, Side Split	2nd Heat Source:	Hot Water, Energy Efficient	Roof:	Fiberglass Shingles
Title To Land:		HVAC Features:	Air Cleaner, Central Air	Flooring:	Carpet, Ceramic, Hardwood
Property Size:	1.0 -2.99 Acres	Water:	Drilled Well	Interior Features:	Built-In Appliances, Cathedral Ceiling(s), Dining Room, Ensuite, Skylights, Air Cleaner, Central Air, Surround Sound
Land Features:	Landscaped, Wooded/Treed	Sewage:	Septic	Exterior:	Brick, Vinyl Siding
Accessory Buildings:	Shed	Garage Type:	Double, Inside Entry, Auto Garage Opener	Exterior Features:	Deck, Gas BBQ Hookup, Porch, Landscaped, Storage Shed
Services:	Garbage Pick-Up	Driveway:	Double, Paved, 3 Car	Access:	Municipal Road
Rental Equipment:	None	Documents On File:	Subdivision Plan		
		Easements/Restrictions:			

Total # Of Bedrooms:	3+0	Sign:	Yes	Property For:	Sale	Sale Type:	
Full/Half Baths:	Full:2 Half:1	Garage:	Yes	Approx. Age Range:	26-50		
# Of Parking Spaces:	5						

Floor	Room	Size	Floor	Room	Size
MLEVL	KITCHEN	9' 10 X 17' 4	ULEVL	MASTER BEDROOM	12' 10 X 14' 10
MLEVL	LIVING ROOM	14' 6 X 20' 9	ULEVL	3 PIECE ENSUITE	
MLEVL	DINING ROOM	12' 2 X 15'	ULEVL	BEDROOM	12' 1 X 11' 3
MLEVL	FAMILY ROOM	15' 4 X 13' 8	ULEVL	BEDROOM	11' 3 X 12' 1
MLEVL	FOYER	5' 1 X 12' 10	ULEVL	4 PIECE BATHROOM	
MLEVL	2 PIECE BATHROOM		LLEVL	REC ROOM	21' X 33'
MLEVL	MUDROOM	8' X 6' 10			

Full Assessed Value: \$	Current Assessed Value: \$	Taxes: \$6417 (2017)	Improvements:
Association Fee:			

Listing Office: **RE/MAX FINEST REALTY INC., BROKERAGE - K198**



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Company Name: **RE/MAX FINEST REALTY INC., BROKERAGE - K198, INDEPENDENTLY OWNED AND OPERATED: 613-389-7777**



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