


Status FOR SALE **4684 COUNTY ROAD 9** Residential , Detached
Sale/Rent For Sale **List Price** \$429,900
MLS # K18004595 GREATER NAPANEE , ON K7R 3K8

	List Date 7/30/2018	Sold Date	DOM 9
	Age 11-25 Years	District Lennox and Addington	Sub District 64 - Lennox and Addington South
Approx SqFt 1401-1600	Total AG SqFt 1,600	Zoning RURAL RESIDENTIAL	Waterfront No
Style Bungalow	Bedrooms 3	Fronting On North	Taxes \$ \$3,190.88
Bathrooms Full: 2 Half: 0	Lot Size 390.00 x 535'	Tax Year 2018	PIN 451010128
Property Size 3.0 - 9.99 Acres	Access Municipal Road	Title Freehold	Possession TO BE ARRANGED
Legal Description PT. LT 14-15, CONC 4 ADOLPHUSTOWN PT 1			

NEW LISTING **Virtual Tour**
Directions FROM NAPANEE-RIVER ROAD (CTY.RD 9) TO FITCHETT RD TO END, TURN

Exterior Finish Vinyl Siding	Basement Crawl	Rentals Propane Tank
Roof Metal	Basement Finish Unfinished	Water/Well Dug Well
Foundation Poured Concrete	Heating Type Forced Air	Sewer/Septic Septic
Driveway Double	Heating Fuel Propane Gas	Amperage 200
Driveway Details Gravel, See Remarks	Hot Water Heat Electric	Fireplace Type
Total Prkg Spaces		
Garage Yes		

Garage Features 1.5 Car, Garage Door Opener
Interior Features Central Air, Ensuite, Main Flr Laundry, Main Flr Master Bdrm
Exterior Features Deck, Fire Pit, Heated Shop, Pool Above Ground, Porch, Satellite Dish, Storage Bldgs, Storage Shed
Services Garbage Pickup, High Speed Internet, Hydro, School Bus Service, Telephone, Cell Service, Recycling Pickup
Site Influences Level, Scenic View

Water Name	Shoreline	WF Features
Waterfrontage (ft)	WF Exposure	

Mo. Condo Fees	# Parking Sps	Property Mgmt
Special Assmnt	Parking Space #	Phone #
Prkg Sp Ownrshp	Condo Locker #	
Condo Fees Inc.	Condo Elements	

Chattels Included Carbon Monoxide Detector, Ceiling Fan(s), Light Fixture(s), Pool Equipment, Smoke Detector, Wood Stove(s)
Chattel Included
Fixtures Excluded NONE
Public Remarks ON THIS 4 1/2 ACRE PROPERTY YOU WILL FIND A LOVELY PRIVATE 1600 SQUARE FOOT BUNGALOW WITH 3 BEDROOMS, 2 BATHS, ALL ON ONE LEVEL. OPEN CONCEPT HOME. THE ONE TIME OWNERS HAVE TAKEN GREAT PRIDE AND A LOT OF TIME ON THIS PICTURESQUE PROPERTY. MATURE TREES AND ABSOLUTELY GORGEOUS FLOWER BEDS. ATTACHED GARAGE AND DOUBLE DETACHED GARAGE. LOTS OF PARKING.

LEVEL	ROOM	DIMENSIONS	FLOORING	LEVEL	ROOM	DIMENSIONS	FLOORING
MFLR	Kitchen	9' 9.5 X 11'4	Hardwd-Sld	MFLR	Bedroom	12' X 10'	Carpet
MFLR	Dining Room	10'9 X12'4	Hardwd-Sld				
MFLR	Living Room	14'6 X 25'2	Hardwd-Sld				
MFLR	Laundry	9'3.5 X 9'9.5	Laminate				
MFLR	4 Pc Bathroom	6'8.5 X 7'	Laminate				
MFLR	3 Pc Bathroom	8' 8.5 X 5'2	Laminate				
MFLR	Master Bedroom	14' X 12'	Laminate				
MFLR	Bedroom	11' X 12'8	Carpet				

List Office 1A - Office Name WAGAR AND MYATT LTD., BROKERAGE
Compliments of: TANYA MYATT - CELL: +1 613-532-0330 Broker
E-mail: tanyamyatt@yahoo.com
Company Name: WAGAR AND MYATT LTD., BROKERAGE - MAIN: +1 613-354-3550

