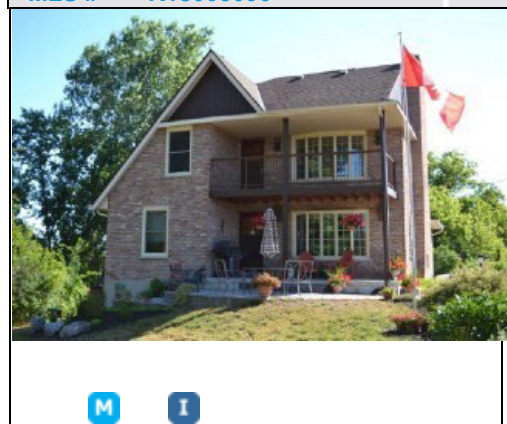


Status FOR SALE **287 HAMBLY ROAD** Residential , Detached
Sale/Rent For Sale **List Price** \$389,000
MLS # K18003090 GREATER NAPANEE , ON K7R 3K8



List Date 5/31/2018 **Sold Date** **DOM** 69
Age 26-50 Years
Approx SqFt 1801-2000
Total AG SqFt 1,900
Style 2 Storey
Bedrooms 4
Bathrooms Full: 3 Half: 0
Lot Size 480.00 x
Property Size 10.0 - 49.99 Acres
Acrage 17.56
Access Municipal Road, Other
District Lennox and Addington
Sub District 64 - Lennox and Addington South
Zoning RES
Waterfront No
Fronting On North
Taxes \$ \$4,291.00
Tax Year 2017
PIN 451120036
Title Freehold
Possession TBD

Legal Description PT LOT 7 CON. 4 FREDERICKSBURGH AS IN LA 83743; S/T THE RIGHTS OF OWNERS OF ADJOINING PARCELS, IF ANY, UNDER LA212672

Virtual Tour
Directions FROM CENTRE STREET SOUTH, RIVER ROAD (COUNTY RD 9) TO HAMBLY.

Exterior Finish Aluminum Siding, Brick
Roof Asphalt Shingle
Foundation Block
Driveway Double
Driveway Details Circular
Total Prkg Spaces 2
Garage Yes

Basement Full Basement
Basement Finish Partially Finished
Heating Type Heat Pump

Heating Fuel Electric, Propane Gas
Hot Water Heat Electric

Rentals Propane Tank, Water Heater,
Water/Well Dug Well, Water Treatment
Sewer/Septic Septic
Amperage 200

Fireplace Type Propane

Garage Features 2 Car, Attached, Inside Entry
Interior Features Central Air, Central Vacuum, Ensuite, Main Flr Master Bdrm, Security System
Exterior Features Balcony, Deck, Patio, Satellite Dish, Storage Bldgs
Services Garbage Pickup, High Speed Internet, School Bus Service, Telephone, Cell Service, Recycling Pickup
Site Influences Wooded Lot

Water Name
Waterfrontage (ft)

Shoreline
WF Exposure

WF Features

Mo. Condo Fees
Special Assmnt
Prkg Sp Ownrshp
Condo Fees Inc.

Parking Sps
Parking Space #
Condo Locker #

Condo Elements

Property Mgmt
Phone #

Chattels Included Dryer, Refrigerator, Stove, Washer
Chattel Included
Fixtures Excluded NONE
Public Remarks THIS CUSTOM BUILT 4 BEDROOM, 3 BATH BRICK HOME IS A PLEASURE TO SHOW AND IS PERFECT FOR THE GROWING FAMILY AS IT INCLUDES 17.5 ACRES OF MOSTLY WOODS TO ROAM. 480' OF ROAD FRONTAGE WITH THE POSSIBILITY OF A SEVERANCE. PRE-INSPECTED! IT OFFERS A DOUBLE CAR GARAGE WITH INSIDE ENTRY TO MAIN LEVEL OR BASEMENT. OPEN CONCEPT KITCHEN AND DINING AREA, 2 BEDROOMS ON THE MAIN LEVEL AS WELL AS 2 BEDROOMS ON THE UPPER LEVEL, LARGE LIVING ROOM WITH CATHEDRAL CEILINGS AND WALKOUT TO A BEAUTIFULLY LANDSCAPED YARD WITH DECK AND PATIO. YOU NEED TO VIEW THIS HOME AS THERE ARE TOO MANY FEATURES TO MENTION. CALL FOR YOUR PRIVATE VIEWING TODAY!

LEVEL	ROOM	DIMENSIONS	FLOORING	LEVEL	ROOM	DIMENSIONS	FLOORING
MFLR	Kitchen	15'8 X 10'	Vinyl/Lino	2LVL	4 Pc Bathroom		Vinyl/Linoleum
MFLR	Dining Room	15'8 X 12'3	Hardwd-Sld	2LVL	Den	18'10 X 10	Hardwood
MFLR	Living Room	21' X 11'8	Hardwd-Sld	BLVL	3 Pc Bathroom		Vinyl/Linoleum
MFLR	Bedroom	12 X 10	Carpet	BLVL	Rec Room	33 X 13	Carpet
MFLR	Bedroom	12 X 13	Carpet	BLVL	Utility Room	33 X 15	Unfinished
MFLR	4 Pc Ensuite		Vinyl/Lino				
2LVL	Master Bedroom	18'8 X 12'5	Carpet				
2LVL	Bedroom	16 X 8'3	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

