

**Status** FOR SALE **10968 LOYALIST Parkway** Residential , Detached  
**Sale/Rent** For Sale **List Price** \$529,900  
**MLS #** K18003589 **GREATER NAPANEE , ON K0H 1G0**

	<b>List Date</b> 6/15/2018	<b>Sold Date</b>	<b>DOM</b> 54
	<b>Age</b> 26-50 Years	<b>District</b> Lennox and Addington	
<b>Approx SqFt</b>	<b>Sub District</b> 64 - Lennox and Addington South		<b>Zoning</b> RESIDENTIAL
<b>Total AG SqFt</b>	<b>Waterfront</b> Yes		<b>Fronting On</b>
<b>Style</b> Bungalow	<b>Taxes \$</b> \$3,729.59		<b>Tax Year</b> 2018
<b>Bedrooms</b> 4	<b>Property Size</b> 1.0 -2.99 Acres		<b>PIN</b> 451020144
<b>Bathrooms</b> Full: 2 Half: 0	<b>Acceage</b> 1.20		<b>Title</b> Freehold
<b>Lot Size</b> 100.00 x 511	<b>Access</b> Municipal Road		<b>Possession</b> TO BE ARRANGED
<b>Legal Description</b> CON 1 PT LT 29 ADOLPHUSTOWN AS IN LA26397			

**NEW PRICE** \$529,900. **Virtual Tour**  
**Directions** 1.5 KM EAST OF GLENORA FERRY ON LOYALIST PARKWAY.

<b>Exterior Finish</b> Aluminum Siding, Vinyl	<b>Basement</b> Full Basement	<b>Rentals</b> Propane Tank
<b>Roof</b> Asphalt Shingle	<b>Basement Finish</b> Fully Finished	<b>Water/Well</b> Drilled Well, Water Softener
<b>Foundation</b> Block	<b>Heating Type</b> Forced Air, Heat Pump	<b>Sewer/Septic</b> Septic
<b>Driveway</b>	<b>Heating Fuel</b> Electric	<b>Amperage</b>
<b>Driveway Details</b> Gravel	<b>Hot Water Heat</b> Electric	<b>Fireplace Type</b> Wood, Propane
<b>Total Prkg Spaces</b>		
<b>Garage</b> Yes		

**Garage Features** 1 Car, Detached, Garage Door Opener  
**Interior Features** Central Air, Sun Room  
**Exterior Features** Deck, Porch, Storage Bldgs, Storage Shed  
**Services** Garbage Pickup, High Speed Internet, School Bus Service, Cell Service, Recycling Pickup  
**Site Influences**

<b>Water Name</b> LAKE ONTARIO	<b>Shoreline</b> Natural, Clean	<b>WF Features</b>
<b>Waterfrontage (ft)</b> 100.00	<b>WF Exposure</b>	

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

**Chattels Included** Light Fixture(s), Storage Shed, Water Softener  
**Chattel Included** GARAGE DOOR EQUIPMENT  
**Fixtures Excluded** NONE  
**Public Remarks** SITUATED ON THE SHORES OF LAKE ONTARIO WITH 100 FT OF WATER FRONTAGE SITS THIS 3+1 BEDROOM, 2 BATH BUNGALOW WHICH OFFERS STUNNING VIEWS OF THE WATER FROM ALMOST EVERY ROOM. THIS PROPERTY HAS MANY FEATURES INCLUDING LARGE LIVING ROOM WITH PATIO DOORS TO DECK, SUNROOM WITH ACCESS FROM LIVING ROOM & MASTER BEDROOM, GENEROUS SIZED WINDOWS TO PROVIDE LOTS OF NATURAL LIGHT, FINISHED BASEMENT WITH REC ROOM AND A DETACHED GARAGE. THE SHORE OFFERS A PEACEFUL SITTING AREA PERFECT FOR MORNING COFFEE OR A BONFIRE AT NIGHT. ENJOY THE WINERIES AND ORCHARDS OF LENNOX AND ADDINGTON ALONG LOYALIST PARKWAY OR JUST A SHORT DISTANCE AWAY TAKE THE GLENORA FERRY TO PRINCE EDWARD COUNTY - THE HEART OF WINERY COUNTRY.

LEVEL	ROOM	DIMENSIONS	FLOORING	LEVEL	ROOM	DIMENSIONS	FLOORING
MFLR	Kitchen	9' X 9'10	Vinyl/Lino	BLVL	Rec Room	20' X 10'	Carpet
MFLR	Dining Room	11'10 X 19'	Hardwd-Sld	BLVL	Bedroom	10' X 10'	Carpet
MFLR	Living Room	19' X 11'	Hardwd-Sld	BLVL	3 Pc Bathroom		Vinyl/Linoleum
MFLR	Sun Room	13'10 X 19'	Laminate	BLVL	Work Shop	11' X 10'	
MFLR	Master Bedroom	10'3 X 12'5	Hardwd-Sld	BLVL	Laundry	7' X 19'	
MFLR	Bedroom	8'10 X 10'9	Hardwd-Sld				
MFLR	Bedroom	10' X 8'	Hardwd-Sld				
MFLR	3 Pc Bathroom		Vinyl/Lino				

**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

