

FOR SALE DOM: 0

1400 Evergreen DR

Residential | Detached | Freehold

List Date: 9/6/2018

Kingston K7P 0H5

\$619,900 (LP)

Sold Date:

K18005390

(SP)



2 Storey

| BEDS UP | BEDS DOWN | BATHS FULL | BATHS HALF | APPROX Sq.Ft. | AGE Yrs |
|---------|-----------|------------|------------|---------------|---------|
| 4 | 0 | 3 | 1 | | |

Age Range: 0-5 Years Garage Yes
 SqFt Range: Waterfront No
 Lot Size: 38.71 x
 Property Size: 0.0 - 0.49 Acres

District: **Kingston**
 Sub-District: **42 - City Northwest**
 Zoning: **Residential**
 PIN: **360892047**
 Taxes: **\$6,458.04 (2018)**
 Possession: **TBD**
 Access: **Municipal Road**
 Rentals: **Water Heater**

Legal Desc: **Lot 140, Plan 13M84; Subject to an easement for entry until 2035/01/14 as in FC207727**

Directions: Princess Street West to Woodhaven Drive to Evergreen Drive



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

| | | | |
|--|---------------------------------|-----------------------------------|--|
| Ext Finish: Stone, Vinyl Siding | Basement Full Basement | Basement Finish Unfinished | Driveway: Double |
| Roof: Asphalt Shingle | Heating Fuel Natural Gas | Heating Type Forced Air | D/W Details: Asphalt |
| Foundati... Poured Concrete | Water | Sewer | Prkg Spaces: 4 |
| | Municipal Water | Sewer | Garage Features: |
| | | | 2 Car, Attached, Garage Door Opener |

Int Features: **Ceilings-greater than 8', Central Air, Dining Room - Separate, Ensuite, HRV System, Jetted Tub, Main Flr Family Rm, Walk-in Closet**
 Ext Features: **Fenced Yard**
 Services: **Cable, Garbage Pickup, High Speed Internet, Hydro, Natural Gas, School Bus Service, Telephone, Cell Service, Public Transit, Recycling Pick...**
 Site Infl:

| | | | | | |
|------------------|-------------|-----------|-----------------|------------|----------------|
| Prkg Spc # | # of Prk... | Ownership | Locker # | Condo Fee: | Assessment ? : |
| Condo Fees Incl: | | | Condo Elements: | | |

Chattels Included
 Dishwasher, Dryer, Garage Door Equip, Microwave, Refrigerator, Smoke Detector, Stove, Washer, Window Coverings

Fixtures Excluded All antique light fixtures. Seller will replace with standard builder's fixtures.

Public Remarks Stunning 4 bdrm Oxford Model. 3023 sqft of elegance. 9' ceilings on the main floor, mudroom provides passage to the double garage. Private main floor study offers an ideal spot for a home office. Finely-crafted staircase is open to an enormous family room highlighted with a linear gas fireplace and flanked by custom built -in cabinetry. Kitchen includes a walk-in pantry, an oversized prep island/eating bar of polished stone. 5 high-end appliances are included. Large dinette overlooks the fenced yard. The 2nd floor hall is wide and offers a fabulous view of the entry below. Bright spacious 2nd floor laundry room with folding counter and storage. Bedroom 2 features a walk-in closet and 3pc ensuite. The Master Bedroom with walk-in, double grand entry doors and luxurious 5pc ensuite with oval roman tub. Attention to details! Beautiful corner lot. Central Air with a 10 year warranty new in 2018. Central vac with kickplate in kitchen, windows in garage doors, shut off valves on all taps. 3pc rough-in in basement. All antique fixtures are excluded. Antique furniture can be purchased separately.

| ROOM | LEVEL | SIZE | FLOORING | ROOM | LEVEL | SIZE | FLOORING | ROOM | LEVEL | SIZE | FLOORING |
|-------|-------|-------------|----------|-------|-------|--------------|----------|------|-------|---------------|----------|
| LIVRM | MFLR | 11 x 14.5 | | OFFIC | MFLR | 9.11 x 11 | | 3PCB | 2LVL | | |
| DINRM | MFLR | 11 x 12 | | 2PCB | MFLR | | | BDRM | 2LVL | 12.3 x 14.3 | |
| FAMRM | MFLR | 22.6 x 15.7 | | MBDRM | 2LVL | 15.11 x 15.5 | | BDRM | 2LVL | 10.11 x 14.3 | |
| KITCH | MFLR | 10.3 x 13.6 | | 5PCE | 2LVL | | | BDRM | 2LVL | 10.11 x 13.11 | |
| DINNK | MFLR | 9.6 x 8.11 | | 4PCB | 2LVL | | | | | | |

Listing Office 1: **RE/MAX FINEST REALTY INC., BROKERAGE** Listing Office 2:



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