



**PENNY BLAKE**  
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 RE/MAX FINEST REALTY INC., BROKERAGE  
 19 - 235 GORE ROAD



# 127 KITLEY LINE 3 Line, Toledo, Ontario K0E 1Y0

Client Full  
**Active / Residential**

[127 KITLEY LINE 3 Li Toledo](#)

MLS® #: 40141313  
 Price: \$1,195,000



## Leeds and Grenville/Elizabethtown-Kitley/Elizabethtown-Kitley

### Bungalow/House

	Beds	Baths	Kitch
Main	3	2	1

Beds: **3 ( 3 + 0 )**  
 Baths: **2 ( 1 + 1 )**  
 SF Total: **2,600/Owner**  
 SF Range: **1001 to 1500**  
 Abv Grade Fin SF: **1,500.00/Owner**  
 Blw Grade SF: **1,100.00/Owner**  
 Common Interest: **Freehold/None**  
 Tax Amt/Yr: **\$3,362/2021**

### Remarks/Directions

Public Rmks: **This property is truly one of a kind. If you are searching for privacy and a peaceful country lifestyle, look no further. This beautiful stone ranch bungalow offers 96 acres. The hay fields produce 35 acres of hay and the remaining land is beautiful hardwood maple. Enjoy the countryside view from your front porch or rear deck, walk the cleared trails that flow through your property. The house has been fully renovated, boasting a new kitchen with high-end built in appliances. Flooring throughout is new hardwood. Bathrooms have been fully renovated. Spacious bright living room with a 1 year old Pacific Energy wood stove with silver grey travertine backdrop. 3 bedrooms, principle bedroom offers access to a full modern bathroom. Fully finished basement with engineered flooring, open rec room, a cold room, utility room, and a walk-up to a double attached garage 24' x 28', plus a single detached garage. Roof is steel, windows new Dec. 2020, propane furnace new 2019, 200 amp service with hookup and cables for a generator. Well record reports 50gpm, public health water report is excellent. Survey, septic, well, and other documents available online. Property is located 50 minutes from Kingston and Ottawa.**

Directions: **Highway 15 north , turn right onto county Rd 5 then left onto Newboyne Line. This changes into Kitley Line 3 just past Drummond Rd**

### Common Elements

#### Exterior

Exterior Feat:	<b>Deck(s), Porch, Storage Buildings, Year Round Living</b>		Roof:	<b>Other</b>
Construct. Material:	<b>Stone</b>		Prop Attached:	<b>Detached</b>
Shingles Replaced:		Foundation:	<b>16-30 Years</b>	
Year/Desc/Source:	<b>2001//Other</b>		Apx Age:	
Property Access:	<b>Municipal Road, Paved Road, Year Round Road</b>		Rd Acc Fee:	
Other Structures:	<b>Barn, Other</b>		Winterized:	<b>Fully Winterized</b>
Garage & Parking:	<b>Attached Garage, Detached Garage, Private Drive Single Wide,</b>			
Parking Spaces:	<b>13</b>	Driveway Spaces:	<b>10.0</b>	Garage Spaces:
Parking Level/Unit:		Parking Assigned:		<b>3.0</b>
Services:	<b>Cell Service, Electricity, Telephone Available</b>			
Water Source:	<b>Drilled Well</b>		Sewer:	<b>Septic</b>
Well Cap Gall/Min:	<b>50</b>	Water Tmnt:		
Lot Size Area/Units:	<b>96.000/Acres</b>	Well Testing:		Well Depth Ft:
Lot Front (Ft):	<b>1,817.00</b>	Acres Range:	<b>50-99.99</b>	Acres Rent:
Location:	<b>Rural</b>	Lot Depth (Ft):	<b>2,555.16</b>	Lot Shape:
Area Influences:	<b>Highway Access, Landscaped, Open Spaces, Place of Worship, School Bus Route</b>			
View:	<b>Clear, Forest, Meadow, Pasture, Trees/Woods</b>		Land Lse Fee:	<b>Irregular</b>
		Lot Irregularities:		Retire Com:

#### Interior

Interior Feat:	<b>Auto Garage Door Remote(s), Built-In Appliances, Central Vacuum, Oven Built-in, Water Heater, Workshop, Other</b>		
Security Feat:	<b>Smoke Detector(s)</b>		
Access Feat:	<b>Level Entrance, Level within Dwelling</b>		
Basement:	<b>Full Basement</b>	Basement Fin:	<b>Fully Finished</b>
Basement Feat:	<b>Walk-Up</b>		
Laundry Feat:	<b>Main Level</b>		
Cooling:	<b>Central Air</b>		
Heating:	<b>Forced Air, Forced Air-Propane, Woodstove</b>		
Fireplace:	<b>1/Wood, Wood Stove</b>		
Under Contract:	<b>Propane Tank</b>		FP Stove Op: <b>Yes</b>
Inclusions:	<b>Central Vac, Dishwasher, Dryer, Garage Door Opener, Refrigerator, Smoke Detector, Stove, Washer, Window Coverings</b>		Contract Cost/Mo:

Exclusions: **Curtain panels in living room and primary bedroom (silver grey side drapes)**  
Furnace Age: **2 years** Tank Age: UFFI:

**Property Information**

Common Elem Fee: **No** Local Improvements Fee:  
Legal Desc: **PT LT 28 CON 4 KITLEY AS IN LR134933 EXCEPT PT 1 28R4210 & PT 1 28R4923; ELIZABETHTOWN-KITLEY**  
Zoning: **Res/farm** Survey: **None/**  
Assess Val/Year: **\$363,000/2016** Hold Over Days: **90**  
PIN: Occupant Type: **Owner**  
ROLL: **080182404912300**  
Possession/Date: **Flexible/** Deposit: **0**

**Brokerage Information**

List Date: **07/12/2021**  
List Brokerage: **[RE/MAX FINEST REALTY INC., BROKERAGE](#)**  
Source Board: **Kingston**

**Prepared By: PENNY BLAKE, Salesperson**  
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**Date Prepared: 08/26/2021**

**\*Information deemed reliable but not guaranteed.\* CoreLogic Matrix**

**MLS® #: 40141313**

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Dimensions (Metric)</u>	<u>Room Features</u>
Living Room	Main	21' 6" X 13' 4"	6.55 X 4.06	
Kitchen	Main	18' 10" X 13' 0"	5.74 X 3.96	
Bathroom	Main			2-Piece
Laundry	Main	8' 2" X 6' 10"	2.49 X 2.08	
Bedroom	Main	9' 6" X 9' 10"	2.90 X 3.00	
Bathroom	Main			4-Piece
Bedroom Primary	Main	14' 7" X 16' 6"	4.44 X 5.03	
Bedroom	Main	12' 0" X 12' 0"	3.66 X 3.66	
Family Room	Lower	26' 0" X 36' 0"	7.92 X 10.97	
Pantry	Lower	3' 4" X 10' 0"	1.02 X 3.05	
Utility Room	Lower	26' 0" X 13' 0"	7.92 X 3.96	
Workshop	Lower	13' 0" X 18' 0"	3.96 X 5.49	

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