



Price:	<b>\$75,700</b>	MLS® #:	<b>410822000104840</b>
Status:	<b>Active</b>		
Legal Descr.:	<b>PT LT 13 E/S ADELAIDE ST PART 5 PL KINCARDINE PT 5 3R8084, S/T R403945 KINCARDINE, (MUN. OF KINCARDINE).</b>		
Address:	<b>461 KINCARDINE AVE</b>		
City:	<b>KINCARDINE, N2Z 2W3</b>		
Prop known as:	<b>KINCARDINE</b>		
Side of Road:		Major Area:	<b>SBC</b>
Lot Size:	<b>55.2FT X 169.25FT</b>	District:	<b>KIN</b>
No# of Feet on Water:		Sub-Dist:	<b>KINC</b>
Approx. Square Feet:	<b>0</b>	Zoning:	<b>R1</b>
Elem Schl:		Sec. School:	
Possession:	<b>30 DAYS</b>		

**Overview** All measurements are approximate. Excellent building lot lends itself perfectly for a walkout basement. Drainage plan registered on title. Hydro across road. Includes 9'x10' storage shed and riding lawn mower.

**Directions** Queen Street South to Kincardine Ave., East to sign on North side.

Type:	<b>Vacant Lot(s)</b>	Heating:	<b>None</b>	Exterior:	<b>None</b>
Style:	<b>None</b>	Garage Type:		Driveway:	<b>None</b>
Title to Land:	<b>Freehold</b>	Water:	<b>Municipal</b>	Foundation/Basement:	<b>None</b>
Property Size:	<b>Under 0.5 Acres</b>	Sewer:	<b>Municipal</b>	Features:	
Land Features:	<b>Sloping</b>	Services:	<b>Cable</b>	Roof:	
Access:	<b>Public, Year Round Road Access</b>	Rental Equipm.:	<b>None</b>	Flooring:	
WF Features:	<b>None</b>				

**Inclusions**

**Exclusions**

Bedrooms:	<b>0</b>	Sign:	<b>Yes</b>	UFFI:	<b>NO</b>	Garage:		Gar.Details:	
Bathrooms:	<b>0 \</b>	Lockbox:	<b>No</b>	SPIS:	<b>No</b>	Water Front:	<b>No</b>	Water:	
Rental Income:	<b>NO</b>	Road:	<b>Public</b>	HST:	<b>Unknown</b>	Survey:	<b>YES</b>		
Building Age:	<b>0</b>	Envir.:							

Floor	Room	Size	Floor	Room	Size
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Assessment: **\$69000** Taxes: **\$732 (2011)** Improvements:

Condo Fee: Mobile/Leased Land F:

Listing Office: **Royal LePage Kincardine Real Estate Brokerage** :

Compliments of: **KEITH BATTLER, Broker: 519-389-7718**

E-mail: [keith@battlingbattler.com](mailto:keith@battlingbattler.com)

Company Name: **ROYAL LEPAGE KINCARDINE REAL ESTATE BROKERAGE, INDEPENDENTLY OWNED AND OPERATED: 519-396-3396**



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