



Price: \$233,700	MLS# #: 410822000220648
Status: Active	PID #: 2010119144
Legal Descr.: PLAN M35 LOT 78 MACYOUNG DR SECTION M-35 PCL 78-1, KINCARDINE, (MUN. OF KINCARDINE).	
Address: 679 MACYOUNG DR	
City: KINCARDINE, N2Z 1T1	
Prop known as: KINCARDINE	
Side of Road:	Major Area: SBC
Lot Size: 50' X 100'	District: KIN
No# of Feet on Water:	Sub-Dist: KINC
Approx. Square Feet: 1000-1200 RANGE	Zoning: RES.
Elem Schl:	Occupancy: Owner
	Sec. School:
List.Date: 28-JUN-2010	Possession: OCT. 8, 2010

Directions 679 MacYoung Dr., Kincardine.
Show.Instr. By appointment.

Type: Single Family	Heating: Forced Air, Propane, Wood	Exterior: Brick
Style: Bungalow	Garage Type: None	Driveway: Double, Paved
Title to Land: Freehold	Water: Municipal	Foundation/Basement: Concrete, Developed (Finished), Full
Property Size: Under 0.5 Acres	Sewer: Municipal	Features: Above-Ground Pool, Air Exchanger, Central Air, Deck/Patio, Woodstove (s)
Land Features: Fenced, Landscaped	Services: Cable, Electricity, Telephone	Roof: Asphalt Shingle
Access: Public	Rental Equipm.: Propane Tank	Flooring: Carpet, Cushion/Tile/Lino, Laminate
WF Features: None		

Inclusions Ceiling fans(s), dishwasher, light fixtures, microwave, pool-above ground, pool equipment, fridge, storage shed, stove, window coverings, woodstove.

Exclusions

Remarks All measurements are approx. Excellent raised bungalow updated throughout. Laminate flooring throughout main floor, patio doors off dining area to huge deck. Finished basement with 4th bedroom, 3pc bathroom, family room & rec room with wood pellet stove. Updated hot water furnace with central air. Above ground pool can stay or be removed. Survey does not show deck.

Bedrooms: 3+1	Sign: Yes	UFFI: UNKNOWN	Garage: No	Gar.Details:
Bathrooms: 2\	Lockbox: No	SPIS: Yes	Water Front: No	Water:
Rental Income: POTENTIAL	Road: Public	GST: Unknown	Survey: YES	
Building Age: 32	Envir.:			

Floor	Room	Size	Floor	Room	Size
MAIN FLOOR	LIVING ROOM	14'6X13'4	LOWER LEVEL	BEDROOM	11'6X10'6
MAIN FLOOR	DINING ROOM	10'2X9'8	LOWER LEVEL	FAMILY ROOM	11'5X17'4
MAIN FLOOR	KITCHEN	10'2X7'5	LOWER LEVEL	REC ROOM	17'4X11
MAIN FLOOR	MASTER BEDROOM	9'11X12'11	MAIN FLOOR	BATH (# pieces 1-6)	4PC
MAIN FLOOR	BEDROOM	7'6X11'3	LOWER LEVEL	BATH (# pieces 1-6)	3PC
MAIN FLOOR	BEDROOM	10'X11'8			

Assessment: **\$159000** Taxes: **\$1770 (2009)** Improvements:

Condo Fee: Mobile/Leased Land F:

Seller Name: **TIMOTHY LAWRENCE EDWARD DALPEE** Home Tel.: Bus.Tel.:
 Seller Name: **NICOLE FRANCES MOREAU DALPEE** Home Tel.: Bus.Tel.:

Listing Office: **ROYAL LEPAGE KINCARDINE** Listing Agent: **KEITH BATTLER 519-389-7718** FAX: **(519) 396-6687**
REAL ESTATE Brokerage 519 396-3396

SP: **2.5%**

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