



Price: \$239,700	MLS® #: 410822000101364
Status: Active	PID #: 2010118798
Legal Descr.: PCL 3M99, LOT 62, SEC. 3M-99, PCL 62-1, KINCARDINE, (MUN. OF KINCARDINE).	
Address: 688 STEWART DR	
City: KINCARDINE, N2Z 3B3	
Prop known as: KINCARDINE	
Side of Road:	Major Area: SBC
Lot Size: 41.54' X 120'	District: KIN
No# of Feet on Water:	Sub-Dist: KINC
Approx. Square Feet: 1200-1400 RANGE	Zoning:
Elem Schl:	Occupancy: Owner
	Sec. School:
List.Date: 11-JUN-2010	Possession: AUGUST

Directions 688 Stewart Drive, Kincardine
Show.Instr. By appointment.

Type: Single Family	Heating: Forced Air, Propane	Exterior: Vinyl Siding
Style: 2 Storey	Garage Type:	Driveway: Concrete, Double, Private
Title to Land: Freehold	Water: Municipal	Foundation/Basement: Full, Wood
Property Size: Under 0.5 Acres	Sewer: Municipal	Features: Air Exchanger, Central Air, Deck/Patio, Ensuite, Whirlpool Tub
Land Features: Fenced, Landscaped	Services: Cable, Electricity, Internet, Telephone	Roof: Asphalt Shingle
Access: Public, Year Round Road Access	Rental Equipm.: Propane Tank	Flooring: Carpet, Ceramic, Wood
WF Features:		

Inclusions Dishwasher, light fixtures, microwave, storage shed, window coverings, whirlpool tub.
Exclusions Hooks in shed.
Remarks All measurements are approx. Excellent 3 year old 2 storey home. Maple kitchen with granite countertop, ceramic floor through kitchen and dining room. Hardwood floor in living room. 3 large bedrooms up. Master bedroom has ensuite bath and walk-in closet. Fully fenced yard. End of private street backing onto field with walking trails.

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

Floor	Room	Size	Floor	Room	Size
MAIN FLOOR	LIVING ROOM	13.3X15.3	LOWER LEVEL	REC ROOM	13.2X25.1
MAIN FLOOR	DINING ROOM	11.4X9.6	MAIN FLOOR	FOYER	3.3X13.3
MAIN FLOOR	KITCHEN	10' X11.4	MAIN FLOOR	BATH (# pieces 1-6)	2PC
2ND FLOOR	MASTER BEDROOM	13.11X13.4	2ND FLOOR	BATH (# pieces 1-6)	4PC
2ND FLOOR	BEDROOM	13.5X9.11	2ND FLOOR	BATH (# pieces 1-6)	5PC
2ND FLOOR	BEDROOM	11' X9.9			

Assessment: **\$213401** Taxes: **\$2376 (2009)** Improvements:

Condo Fee: Mobile/Leased Land F:

Seller Name: **THOMAS GEORGE HUMPHREY** Home Tel.: Bus.Tel.:

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

SP: **2.5%**

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