



Price: \$129,700	MLS® #: 410822000218684
Status: Active	PID #: 2010117683
Legal Descr.: BRUCE CONDO #7 LEVEL 1 UNIT #24 KINCARDINE, (MUN. OF KINCARDINE).	
Address: 755 WALSH ST	
City: KINCARDINE, N2Z 1R2	
Prop known as: KINCARDINE	
Side of Road:	Major Area: SBC
Lot Size: N/A	District: KIN
No# of Feet on Water:	Sub-Dist: KINC
Approx. Square Feet: 700-1000 RANGE	Zoning:
Elem Schl:	Occupancy: Tenant
	Sec. School:
List.Date: 04-MAY-2010	Possession: 60 DAYS

Directions 755 Walsh.
Show.Instr. By app't.

Type: Condominiums	Heating: Baseboard, Electric	Exterior: Aluminum Siding, Brick
Style: 2 Storey, Townhouse	Garage Type: None	Driveway: Mutual, Paved
Title to Land: Condominium	Water: Municipal	Foundation/Basement: Concrete, Full
Property Size: Under 0.5 Acres	Sewer: Municipal	Features:
Land Features: Landscaped	Services: Cable, Electricity, Internet	Roof: Asphalt Shingle
Access: Public, Year Round Road Access	Rental Equipm.: None	Flooring: Carpet, Cushion/Tile/Lino
WF Features: None		

Inclusions
Exclusions
Remarks All measurements are approximate. 2 bedroom townhouse condo excellent for investor or second home. Great value. Condo fees are \$167.83 until Sept. 2010, then \$186.68.

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

Floor	Room	Size	Floor	Room	Size
MAIN FLOOR	LIVING ROOM	11.4X14.2	2ND FLOOR	BEDROOM	9.7X13.2
MAIN FLOOR	DINING NOOK	11X14	2ND FLOOR	BATH (# pieces 1-6)	4PC
MAIN FLOOR	KITCHEN	7X9	MAIN FLOOR	BATH (# pieces 1-6)	2PC
2ND FLOOR	MASTER BEDROOM	11.4X17.2			

Assessment: **\$100000** Taxes: **\$1413 (2009)** Improvements: **346.32**

Condo Fee: **186.68** Mobile/Leased Land F:

Seller Name: **GARRY ENGLAND** 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: **3%**

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