



Price: <b>\$84,780</b>	MLS® #: <b>2010119405</b>
Status: <b>Active</b>	PID #: <b></b>
	File #: <b>2010119406</b>
Legal Descr.: <b>PT LT 13 E/S, ADELAIDE STREET, 14 E/S ADELAIDE ST PART 5 PL KINCARDINE, PT 5, 3R8084, S/T R403945, KINCARDINE</b>	
Address: <b>LOT 13 &amp; 14 ADELAIDE ST</b>	
City: <b>KINCARDINE, N2Z 2W3</b>	
Prop known as: <b>KINCARDINE</b>	
Side of Road: <b>North</b>	Major Area: <b>SBC</b>
Lot Size: <b>55.22 FT BY 177 FT</b>	District: <b>KIN</b>
	Sub-Dist: <b>KINC</b>
No# of Feet on Water: <b></b>	Zoning: <b>R1</b>
Approx. Square Feet: <b>0</b>	Occupancy: <b>Vacant</b>
Elem Schl: <b></b>	Sec. School: <b></b>
List.Date: <b>02-JUL-2010</b>	Possession: <b>IMMEDIATE</b>

**Directions** Highway 21 west on Kincardine Avenue, to sign.  
**Show.Instr.** Go directly to property.

Type: <b>Vacant Lot(s)</b>	Heating: <b>None</b>	Exterior: <b>None</b>
Style: <b>None</b>	Garage Type: <b>None</b>	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: <b></b>
Land Features: <b></b>	Services: <b>None</b>	Roof: <b></b>
Access: <b>Year Round Road Access</b>	Rental Equipm.: <b>None</b>	Flooring: <b></b>
WF Features: <b></b>		

**Inclusions**  
**Exclusions**  
**Remarks** All measurements are approx. Last of the vacant lots for sale. Lot front on Kincardine Ave. Ideal lot for bungalow with walk-out basement. Lot price includes HST. No Commission on HST portion of lot.

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

Floor	Room	Size	Floor	Room	Size
Assessment: <b>\$51500</b>	Taxes: <b>\$554 (2010)</b>	Improvements: <b></b>			
Condo Fee: <b></b>	Mobile/Leased Land F: <b></b>				
Seller Name: <b>WHITWELL CONSULTING INC</b>		Home Tel.: <b></b>		Bus.Tel.: <b></b>	
Listing Office: <b>ROYAL LEPAGE KINCARDINE REAL ESTATE Brokerage 519 396-3396</b>		Listing Agent: <b>KEITH BATTLER 519-389-7718</b>		FAX: <b>519 396-6687</b>	
SP: <b>2.5%</b>					

The information contained on this listing form is from sources believed to be reliable. However, it may be incorrect. This information should not be relied upon by a buyer without personal verification. The brokers and agents and members of the REALTORS® Association of Grey Bruce Owen Sound assumes no responsibility for its accuracy. (26-JUL-2010 19:11 EDT)