



Price: <b>\$102,700</b>	MLS® #: <b>410822000105550</b>
Status: <b>Active</b>	PID #: <b>2010117967</b>
Legal Descr.: <b>PT LT 15 W/S ADELAIDE ST., PT LT 16 W/S ADELAIDE ST., PT 1 3R8381 PL KINCARDINE, KINCARDINE</b>	
Address: <b>PART LOT 15 &amp; 16 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>70' X 140'</b>	District: <b>KIN</b>
No# of Feet on Water:	Sub-Dist: <b>KINC</b>
Approx. Square Feet: <b>0</b>	Zoning:
Elem Schl:	Occupancy: <b>Vacant</b>
	Sec. School:
List.Date: <b>10-MAY-2010</b>	Possession: <b>30 DAYS</b>

**Directions** Hwy 21 to Kincardine Ave. to sign.  
**Show.Instr.** Go Direct.

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:	Services: <b>Cable, Electricity, Telephone</b>	Roof:
Access: <b>Public, Year Round Road Access</b>	Rental Equipm.: <b>None</b>	Flooring:
WF Features: <b>None</b>		

**Inclusions**  
**Exclusions**  
**Remarks** All measurements are approximate. Rare find. Last of the affordable building lots, close to schools and only a short walk to beaches and shopping downtown. Water and hydro available.

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:	Water:
Rental Income: <b>NO</b>	Road: <b>Public</b>	GST: <b>Unknown</b>	Survey: <b>NO</b>	
Building Age: <b>0</b>	Envir.:			

Floor	Room	Size	Floor	Room	Size
Assessment: <b>\$52125</b>	Taxes: <b>\$580 (2009)</b>	Improvements:			
Condo Fee:	Mobile/Leased Land F:				
Seller Name: <b>MARIE ANN CORKUM</b>	Home Tel.:	Bus.Tel.:			
Seller Name: <b>DAVID IRWIN</b>	Home Tel.:	Bus.Tel.:			
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. (1-JUN-2010 11:36 EDT)