

# 33 Rudd Avenue Kingston

STUNNING WATERFRONT!

## PROPERTY DETAILS



**Listing Price:** **\$389,900**

**Listing Address:** 33 Rudd Avenue  
Kingston ON K7L 4V1

**Bedrooms:** 3

**Full Baths:** 1

**Partial Baths:** 1

**SQ FT:** 2000

**Lot Size:** 65 x 75

**Style:** 2 Storey

**Garage:** 2 Car

**Heat Source:** Gas

**Schools:** Limestone School District

**QR Code:**

On a SmartPhone?  
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## PROPERTY DESCRIPTION

### STUNNING WATERFRONT HOME!

**This is truly an amazing home offering you some of the best views in town!**

**THIS GREAT 3 BED, 1.5 BATH HOME OFFERS AN AWESOME VIEWS OF TREASURE, HOWE AND WOLFE ISLANDS. TWO SIDED FIREPLACE INSIDE AND OUT, MAIN FLOOR FAMILY ROOM, LARGE OPEN LIVING/DINING ROOM, LARGE MB W/ DECK. ALMOST ALL WINDOWS ARE NEWER, UPDATED BATH WITH WHIRLPOOL AND STAND ALONE SHOWER, DOCK AT THE WATER. RIGHT ON THE ST. LAWRENCE, YOU CAN'T AFFORD TO MISS IT!**

|             |  |              |                           |
|-------------|--|--------------|---------------------------|
| MLS #:      | <b>09601561</b>                          | Price:       | <b>\$389,900.00</b>       |
| List Date:  | <b>13 MAR 2009</b>                       | Sale Price:  | <b>\$0.00</b>             |
| DOM:        | <b>12</b>                                | Sale/Lease:  | <b>SALE</b>               |
| OM Date:    |  |              |                           |
| Status:     | <b>Active</b>                            |              |                           |
| Waterfront: | <b>Y</b>                                 | WF Name:     | <b>ST. LAWRENCE RIVER</b> |
| District:   | <b>KINGSTON EAST (INCL CFB KINGSTON)</b> |              |                           |
| County:     | <b>FRONTENAC</b>                         | Postal Code: | <b>K7L4V1</b>             |
| Zoning:     | <b>RES.</b>                              |              |                           |
| Taxes:      | <b>3041.66</b>                           | Tax Yr:      | <b>2008</b>               |

**RESIDENTIAL  
33 RUDD AVE KINGSTON**

Legal: **LOT 24, PT LT 25, PLAN 95 AS PER SELLER'S DEED**  
Directions: **HWY 2 EAST OF CFB TO RUDD AVE., JUST EAST OF MILTON**  
**SUBDIVISION**  
Seller: **CARLA PERRIS**  
Possession: **TBA**

Age: **50 50+ YEARS** Lot Size: **66' X 75'**  
SqFt: **2000** Rooms: **9**  
Bdrms Above: **3** Total Bdrms: **3**  
Full Baths: **1** 1/2 Baths: **1**  
Rentals: **HWT** Amperage: **100**  
Chattels Incl: **FRIG,GAS STOVE,D/W,C/A, 2 WALL AIR COND., 2 SHEDS**

- Room Sizes -

|                        |                          |                        |                           |
|------------------------|--------------------------|------------------------|---------------------------|
| <b>LR M 19' X 11'4</b> | <b>DR M 9' X 12'4</b>    | <b>KTN M 9' X 14'5</b> | <b>MBR U 12' X 20'</b>    |
| <b>BR U 15' X 13'</b>  | <b>BR U 10' X 20'</b>    | <b>BR</b>              | <b>BTH1</b>               |
| <b>BTH2</b>            | <b>BTH3</b>              | <b>RECRM</b>           | <b>FAMRM M 17'3 X 17'</b> |
| <b>DEN</b>             | <b>LNDRY M 5'4 X 15'</b> | <b>OTHER</b>           | <b>OTHER M 11' X 11'</b>  |

Remarks: **ALL THE PRIVILEGES OF HAVING WATERFRONT WITHOUT THE HIGH TAXES. THIS GREAT 3 BEDROOM, 1.5 BATH HOME OFFERS AN AWESOME VIEW OF TREASURE, HOWE AND WOLFE ISLANDS. TWO SIDED FIREPLACE INSIDE AND OUT, MAIN FLOOR FAMILY ROOM, LARGE OPEN CONCEPT LIVING/DINING ROOM, LARGE MASTER BEDROOM WITH DECK. ALMOST ALL WINDOWS ARE NEWER, UPDATED BATH WITH WHIRLPOOL AND STAND ALONE SHOWER. DOCK AT THE WATER. JUST A 10 MINUTE DRIVE TO DOWNTOWN! EASTVIEW PARK. DON'T MISS OUT!**

Access: **MUNICIPAL ROAD** Age: **50 50+ YEARS**  
Occupancy: **OWN** Basement: **CRAWL**  
Foundation: **BLOCK** Exterior: **WOOD**  
Heating: **FORCED AIR** Heating-Fuel: **GAS**  
Parking: **1.5 CAR,CARPORT** Prop Size: **UNDER .5 AC**  
Roof: **ASPHALT SHGL** Pool:  
Exterior: **DECK,DOCK,LANDSCAPED,PATIO**  
Services: **SEPTIC** Site Infl:  
Style: **2 STOREY**  
Interior: **ALARM SYSTEM,BUILT-IN DISHWASHER,CENTRAL AIR,FIREPLACE,WHIRLPOOL**

Sign: **Y** LockBox: **Y** CSO: **2.5**

List Office (1): [ROYAL LEPAGE PROALLIANCE REALTY, BROKERAGE](#) Ph: **613-384-1200**  
List Rep (1): [SUE TALLEN, Broker](#) Ph: **613-539-8899**  
List Rep (2): [LIZA TALLEN, Salesperson](#) Ph: **613-449-7653**

CONTACT INFORMATION



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**Sue & Liza TALLEN**  
DND APPROVED

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**Equal Housing Opportunity**

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