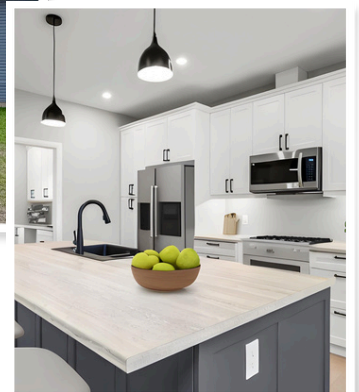




5777 HIGHWAY 38

3 BEDROOM - 2 BATH - 1808 SQ FT

15 minutes to Kingston and within walking distance to many rural amenities, this custom raised bungalow offers 9' ceilings on both main and lower level and an open concept kitchen/dining/living area featuring a designer kitchen with a walk-in pantry and prep sink - perfect for entertaining family and friends. 7 year Tarion warranty, High efficiency hot water on demand and a well producing 50GPM



FEATURES DETAILS

- ✓ Central Air
- ✓ Tiled shower and glass door
- ✓ Pool ready yard
- ✓ Commercial grade water system
- ✓ Main floor laundry
- ✓ Oversized double car garage



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FEATURES DETAILS & UPDATES

- ICF Foundation for greater comfort
 - 7 year Tarion warranty
 - Oversized attached double garage
 - Septic out the side for a pool ready yard
 - 50GPM drilled well with commercial grade water system providing the best water quality
 - Hardwood and tile floors (Carpet free)
 - Main floor laundry
 - Walk in kitchen pantry with prep sink and bar fridge area
 - Custom kitchen with larger eat at island
 - Ensuite bath with tiled shower and glass door and water closet
 - Generous amount of pot lights
 - Seamless Eavestrough with extended downspouts
 - Central Air Conditioning
 - High efficiency hot water on demand
 - Large rear deck overlooking quiet pasture
 - Painted basement floor for a clean finish
-
- 1 minute to K&P trail
 - 1 minute to Home Hardware
 - 3 minutes to Cataraqui trail
 - 5 minutes to many restaurants
 - 7 minutes to Rivendell Golf Club
 - 15 minutes to Kingston

Information is to the best of the Sellers knowledge and should be verified by the Buyer.



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