



**\$769,900**

# 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



**AMY HENDERSON-BOILEAU**  
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## FEATURES DETAILS & UPDATES

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- 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
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- 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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