

	<p><b>31 Brennan Cres</b> <span style="float:right">List: \$729,000 For: Sale 1</span></p> <p><b>Loyalist Ontario K0H 1G0</b></p> <p>Loyalist Lennox &amp; Addin</p> <p>Taxes: \$4,393.44 / 2023 <span style="float:right">SPIS: N</span> <span style="float:right">Last Status: Pc</span></p> <p>PLAN 29M55 LOT 21 <span style="float:right">DOM: 12</span></p>
	<p>Detached <span style="float:right">Front On: E</span> <span style="float:right">Rms: 7</span></p> <p>Link: N <span style="float:right">Acre: &lt; .50</span> <span style="float:right">Bedrooms: 3</span></p> <p>2-Storey <span style="float:right">40.55 x 105 Feet</span> <span style="float:right">Washrooms: 3</span></p> <p>Irreg: Irregular <span style="float:right">1x2xMain, 1x4x2nd, 1x5x2nd</span></p> <p>Dir/Cross St: Main Street Odessa &amp; Potter Dr</p>

MLS#: X7002064 Sellers: Chener Kandy, Abdulla Thufail Contact After Exp: N

Holdover: 90 Possession Date: 10/01/2023 Possession Remarks: TBA Occup: Tenant

Assignment: N Fractional Ownership: N

PIN#: 451280684 ARN#: 110401016012239

<p><b>Kitchens:</b> 1</p> <p><b>Fam Rm:</b> N</p> <p><b>Basement:</b> Full / Unfinished</p> <p><b>Fireplace/Stv:</b> N</p> <p><b>Heat:</b> Forced Air / Gas</p> <p><b>A/C:</b> Central Air</p> <p><b>Central Vac:</b> N</p> <p><b>Apx Age:</b> 0-5</p> <p><b>Apx Sqft:</b> 1500-2000</p> <p><b>Assessment:</b></p> <p><b>POTL:</b> N</p> <p><b>Elevator/Lift:</b> N</p> <p><b>Laundry Lev:</b> Lower</p> <p><b>Phys Hdcp-Eqp:</b> N</p>	<p><b>Exterior:</b> Stone / Vinyl Siding</p> <p><b>Drive:</b> Private</p> <p><b>Gar/Gar Pk Spcs:</b> Attached / 1.0</p> <p><b>Drive Pk Spcs:</b> 1</p> <p><b>Tot Pk Spcs:</b> 2.0</p> <p><b>UFFI:</b></p> <p><b>Pool:</b> None</p> <p><b>Energy Cert:</b> N</p> <p><b>Cert Level:</b></p> <p><b>GreenPIS:</b> N</p> <p><b>Prop Feat:</b> Park, School</p>	<p><b>Zoning:</b> R4-10</p> <p><b>Cable TV:</b> Y</p> <p><b>Hydro:</b> Y</p> <p><b>Gas:</b> Y</p> <p><b>Phone:</b> Y</p> <p><b>Water:</b> Municipal</p> <p><b>Water Supply:</b></p> <p><b>Sewer:</b> Sewers</p> <p><b>Spec Desig:</b> Unknown</p> <p><b>Farm/Agr:</b></p> <p><b>Waterfront:</b></p> <p><b>Retirement:</b> N</p> <p><b>Oth Struct:</b></p>
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#	Room	Level	Length (m)	Width (m)	Description		
1	Living	Main	6.71	x 7.82	Open Concept	Laminate	W/O To Yard
2	Dining	Main	4.82	x 6.81	Open Concept	Laminate	
3	Kitchen	Main	3.55	x 3.66	Open Concept	Tile Floor	B/I Appliances
4	Prim Bdrm	2nd	4.90	x 4.37	5 Pc Ensuite	W/I Closet	Broadloom
5	2nd Br	2nd	3.05	x 3.10	Broadloom	Closet	Window
6	3rd Br	2nd	3.79	x 3.10	Broadloom	Closet	Window
7	Laundry	2nd	1.76	x 2.26			
8		Bsmt					

**Client Remks:** Welcome To Millcreek Community Odessa, a Fabulous Detached House with 1784 Sqft 3 Bedroom, 3 Bathroom, Currently has a Potential Rental Income Of \$2565/Month. Positive Cash Flow And Huge Potential For Value Appreciation. Amazing Investment Opportunity.1.5 Car Garage For Extra Storage. Master Bedroom With 5 Piece Ensuite & W/I Closet. The seller sells the property with tenant. Direct Access To Garage. Steps To Park, Close To School, Shopping & Hwy401,20 Mins To Kingston city.

**Extras:** Easy Access To Hwy 401 & A Short Drive To Kingston. Walking Distance To Schools, Parks, Shopping, Restaurants And Supermarket

**Inclusions:** Stove, Fridge,B/I Dishwasher, Dryer & Washer, All Window Curtains, Electric Fixtures and Central Air Condition.

**Exclusions:** Tenant's house hold Items

**Rental Items:** Hot Water Tank

**Brkage Remks:** email is vkanapat@gmail.com Easy To Show With L/B.Buyer/Buyer Agent To Verify All Info Incl.Measurements & tax.The Seller will take offer Oct 05, 23 at 7:00pm The Right To Accept Any Time Offer, showing time Mon - Fri 8:00 a.m. to 4:00 p.m. and Sat & Sun 10:30 a.m. to 2:00 p.m.

**Mortgage Comments:** Treats As Clear

BRIGHT VISION REALTY INC. Ph: 416-335-3000 Fax: 416-298-9877  
 2761 Markham Rd #d33 Markham M1X0A4  
 VARNA KANAPATHIPPILLAI, Broker of Record 416-844-7390

<b>Contract Date:</b> 9/14/2023	<b>Condition:</b>	<b>Ad:</b> Y
<b>Expiry Date:</b> 12/31/2023	<b>Cond Expiry:</b>	<b>Escape:</b>
<b>Last Update:</b> 9/23/2023	<b>CB Comm:</b> 2.25% - Mkt \$250.00 + Hst	<b>Original:</b> \$749,000