


#	Address	Apt/Unit	Municipality	Price	Beds	Wr	LSC	MLS#
1	31 Brennan Cres		Loyalist	\$729,000.00	3	3	Pc	X7002064

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

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**

Kitchens: 1 Fam Rm: N Basement: Full / Unfinished Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: N Apx Age: 0-5 Apx Sqft: 1500-2000 Assessment: POTL: N Elevator/Lift: N Laundry Lev: Lower Phys Hdcp-Eqp: N	Exterior: Stone / Vinyl Siding Drive: Private Gar/Gar Pk Spcs: Attached / 1.0 Drive Pk Spcs: 1 Tot Pk Spcs: 2.0 UFFI: Pool: None Energy Cert: N Cert Level: GreenPIS: N Prop Feat: Park, School	Zoning: R4-10 Cable TV: Y Hydro: Y Gas: Y Phone: Y Water: Municipal Water Supply: Sewer: Sewers Spec Desig: Unknown Farm/Agr: Waterfront: Retirement: N Oth Struct:
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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
Contract Date: 9/14/2023 **Condition:** **Ad: Y**
Expiry Date: 12/31/2023 **Cond Expiry:** **Escape:**
Last Update: 9/23/2023 **CB Comm:** 2.25% - Mkt \$250.00 + Hst **Original:** \$749,000