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## Cross Property Client Full



MLS® #: **20008108** List Price: **\$799,900.00**  
 Status: **Active** Property Type: **Residential**  
 Major Area: **Windsor-Essex** District: **30**  
 Trans. Type: **Sale** Sub-District: **34**  
 Legal Description: **PT LT 1 CON 1 E/D GOSFIELD (KINGSVILLE) AS IN R1134456; KINGSVILLE**  
 Address: **147 DIVISION N**  
 City/Town/Munic: **Kingsville, Ontario N9Y 1E3**  
 Side of Road: **East**  
 Nearest Cross St: **THORNCREST**  
 Nearest Town:  
 Area/Property Known As: **KINGSVILLE HOUSE BED AND BREAKFAST**  
 Property Size: **99 x 156**  
 Acreage:  
 Zoning: **R1** Approx Sq Ft: **2,204**  
 Possession: **IM-60 DAYS** Occupancy: **Seller**

Remarks: **Beautifully maintained century home on a corner lot just a short walk from Kingsville's lively dining and pub scene, currently operating as a Bed and Breakfast. The 3 guest suites each with ensuite baths, owner's suite including guest room, master bedroom room, sitting room, office and shared bath, period furnishings throughout and high quality bedding, commercial appliances, in-ground salt water/heated pool with ample decking and patios, detached garage, parking for 14 cars, a following of recurring guests and complete marketing package makes this property a turn-key operation. Many recent updates include furnace, central air, roof, electrical, plumbing, some windows, all light fixtures, paint, salt water conversion of the pool, siding, shed and much more. Go to [www.KingsvilleHouseBnB.com](http://www.KingsvilleHouseBnB.com) for more information.**

Year Built: **1886**

Approx Taxes/Year: **\$2870/2020**

### Interior Features

Basement:	<b>Partial</b>	Basement Development:	<b>Partially Finished</b>
Heating/Cooling:	<b>Central Air Conditioning, Forced Air, Furnace</b>	Heating Fuel:	<b>Natural Gas</b>
Flooring:	<b>Ceramic/Porcelain, Cushion/Lino/Vinyl, Hardwood/Engineered Hrwd, Laminate</b>		
Fireplace Type:	<b>Direct Vent</b>	Fireplace Fuel:	<b>Gas</b> #: <b>1</b>
2nd Fireplace Type:		2nd Fireplace Fuel:	<b>Gas</b> #:
Hot Water Tank:	<b>Rented</b>	HWT - Type:	<b>Gas</b>
Rental Equipment:	<b>None</b>		
# of Bedrooms:	<b>5+</b>	Total Bathrooms:	<b>4.0</b>
Appliances Included:	<b>Dishwasher, Freezer, Washer, Dryer, Fridge &amp; Stove</b>		
Indoor Features:	<b>Walk-In Closet</b>		
		#R-In Bathrooms:	<b>Ensuite: Yes</b>

### Rooms

Lvl	Room	Room Size	Lvl	Room	Room Size	Lvl	Room	Room Size
M	Office		M	Master Bedroom		M	Kitchen / Dining Combo	
M	Family Room		M	Bedroom		M	Dining Room	
M	Living Room / Fireplace		2	Master Bedroom		2	Bedroom	
2	Bedroom		B	Laundry		B	Utility	
M	3 Pc. Bathroom		2	3 Pc. Ensuite Bathroom		2	3 Pc. Ensuite Bathroom	
2	4 Pc. Ensuite Bathroom							

### Exterior Features

Type of Dwelling:	<b>1 3/4 Storey</b>	Parking Type (Garage):	<b>Automatic Garage Door Opener, Detached Garage, Double Garage</b>
Attachment Style:	<b>Detached</b>		
Driveway:	<b>Double Width Or More Drive, Gravel Drive</b>		
Exterior Finish:	<b>Aluminum/Vinyl, Brick</b>		
Roof Material:	<b>Asphalt Shingle</b>	Foundation:	<b>Stone</b>
Site Influences:	<b>Fenced Yard, Landscaped, Patio(s), Sundeck</b>		
Outdoor Features:	<b>Inground Pool, Pool Equipment, Storage Shed</b>		
Access:	<b>Public Road</b>		
Utility Water/Avail:	<b>Municipal Water/Connected</b>	Utility Sewer/Avail:	<b>Sanitary/Connected</b>

### Inclusions/Exclusions

Inclusions: **ALL FURNISHINGS, APPLIANCES, POOL EQUIPMENT & HOUSEHOLD ITEMS**  
 Exclusions: **OWNERS PERSONAL ITEMS, YARD FURNITURE & PAINTING OF TREES IN OWNERS SUITE**

### Miscellaneous

Rental Income:	<b>Potential</b>	Garbage Pickup Provided:	<b>Yes</b>	UFFI:		Handicap:	
SPIS:		Retrofit Certificates:		Survey Avail:		Work Order:	

Mobile/Leased Land Fees:

Mortgage:

Local Improve:

Listing Brokerage Office: RE/MAX PREFERRED REALTY LTD. - 588 & EXCEL REALTY CORP. (1996) - 238

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