

Property Information

Welcome to 505-115 Barrett Court, a haven nestled within The Deerfield Condominium building, offering breathtaking rooftop views overlooking Belle Island and the majestic Cataraqui River. This spacious 2-bedroom, 2-bathroom residence embodies comfort and convenience, with a seamless living room/dining room combination and patio doors leading to a balcony adorned by mature oak trees.

The kitchen, boasting updated shaker-style cabinetry and countertops ensures practicality and style. overlooking the inviting living/dining area, perfect for both entertaining and everyday living.

Retreat to the large primary bedroom, complete with double closets and an updated 4-piece ensuite, offering a serene sanctuary. Adjacent, discover the second spacious bedroom, conveniently situated beside a 3-piece bathroom, with additional in-suite storage room, currently utilized as an art studio or can be used as a laundry room. There is also a laundry room available on the same floor.

Residents of The Deerfield indulge in an array of amenities, from a guest suite to an indoor pool, exercise room, community gardens, workshop, games room, library, sauna, gym, BBQ facilities, and the expansive Deerfield Room, ideal for hosting

gatherings or meetings. With secure entry and meticulously managed common elements, including a rooftop patio, where comfort and convenience define the living experience here.

Nestled within a vibrant community, this property offers proximity to essential amenities and transportation routes, presenting an ideal opportunity to embrace a wonderful place to call home. Discover the best of Kingston living at 505-115 Barrett Court. Welcome home.

Property Details

ADDRESS: 115 Barrett Court Suite 505

TYPE: Condominium apartment

LEGAL DESCRIPTION: See Schedule B

SQ. FT:	1025+/- sq. ft. as per floor plans interior measurements.
BEDROOMS:	2
BATHS:	2; 1 3-pc main, 1 4-pc ensuite.
LAUNDRY:	In-suite or on same floor level as unit
BASEMENT:	None.
AGE:	33 years (1991).
ELECTRICAL:	Breakers.
ROOF:	Flat, Tar/Gravel.
FOUNDATION:	Poured Concrete.

FLOORS:	Ceramic, Laminate, Carpet, Vinyl.
CEILINGS:	Drywall, Stucco
WINDOWS:	Vinyl
EXTERIOR:	Brick
INTERIOR:	Drywall
PARKING:	Outdoors
ZONING:	R3-5
TAXES:	\$2860 (2023)
CONDO FEES:	\$666.00 Monthly
MANAGEMENT CO:	Shaver & Assoc. Sharon Shaver 613-541-1190
STORAGE UNIT:	In Suite
PET FRIENDLY:	Yes, restrictions
ROLL #:	101109009110505
PIN #:	367430052
HIGH SPEED INTERNET:	Available
HEATING:	Baseboard Electric
FIREPLACE:	Electric
COOLING:	None
RENTALS:	None
WATER:	Municipal
WASTE:	Municipal
STATUS CERTIFICATE:	Available upon request

AMENITIES:	Secure Entrance, Elevator, Exercise Room, Indoor Pool, Party Room, Guest Room, Sauna, Rooftop Patio, Community BBQ, Library, Games Room
CONDO FEE INCLUDES:	Building Insurance, Common Elements, Exterior Maintenance, Ground Maintenance/Landscaping, Parking, Private Garbage Removal, Snow Removal, Water
CHATELS INCLUDED:	Fridge, Stove
FIXTURES EXCLUDED:	Electric Fireplace
SUGGESTED DEPOSIT:	\$20,000
SUGGESTED CLOSING:	Immediate

Visit Website:

- Status Certificate
- Total Property Video
- Schedule B
- Floor Plans
- Virtual Tour