

Dear Prospective Buyer:



Gordon's Estate Services is committed to providing you with comprehensive information on each property we offer for sale. Our staff is readily available to assist you with any questions you may have regarding the property.

Gordon's Estate Services provides professional real estate and downsizing solutions. We take on the task of selling our client's home and handling every last detail of their move – including moving them in and getting them settled in their new home.

Our team of real estate experts ensures our clients get top market value for their property, quickly and efficiently. Downsizing specialists take great care managing the tasks of cleaning, sorting, appraising, packing, shipping, moving and managing the sale of our client's extra assets.

Our clients move on with confidence, knowing that all the details of this important transition are taken care of smoothly, and with unconditional care.

For overwhelmed Executors of family estates, Gordon's Estate Services offers a complete estate settlement solution.

Please call, or visit us online at www.gogordons.com to learn more about this valuable service.

Thank you for your interest in this property.

Property Information

Highly Desirable Harbour Place condo with amazing south facing water and park views!

Offering two bedrooms plus a den, two full bathrooms and 1,800 +/- sq. ft. of living space. Situated on the sixth floor enjoy beautiful views of Lake Ontario and two deeded parking spaces! Master bedroom features an updated ensuite bathroom with shower.

Large sun filled living room additional solarium and an eat-in galley kitchen with all appliances included.

Building features indoor pool, gym, golf, gardening room, car wash and hobby room.

Everything you would want in a home and exactly where you would want to be in the city!



Property Details

ADDRESS: 608-185 Ontario Street Kingston, ON K7L 2Y7

LEGAL DESCRIPTION: See Schedule B

SQUARE FOOTAGE:	1,816 +/- sq. ft.
TAXES:	7311.00 (2021)
ROLL NO:	101101012102046
PIN #:	367100047
CONDO FEES:	1500.44/ Monthly
MANAGEMENT CO:	Bendale Property Management
BEDROOMS:	2 + den
BATHS:	2; 1-4pc main and 1-3pc ensuite with walk in shower
LAUNDRY:	In unit
AGE:	1980 (42 years old)
FLOORS:	Laminate, ceramic, carpet
PARKING:	2, 1 deeded with condo, 1 deeded separately
STORATE UNIT:	In unit storage
PET FRIENDLY:	Yes, see rules and regulations
HEATING:	Natural gas forced air hot water heating / cooling
RENTALS:	None
STATUS CERTIFICATE:	Available to anyone considering making an offer
AMENITIES:	Common room, exercise room, gym, library, games room, golf, car wash, patio, indoor pool
CONDO FEES INCLUDE:	Exterior maintenance, garbage removal, heat, hydro, parking, snow removal, water/sewer
CHATELS INCLUDED:	Washer, dryer, fridge, stove, dishwasher, microwave, and freezer
FIXTURES EXCLUDED:	None
SUGGESTED DEPOSIT:	\$50,000
SUGGESTED CLOSING:	Immediate