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Gordon's Downsizing & 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 Downsizing & Estate Services offers a complete estate settlement solution.

Please call or visit us online at [www.gogordons.com](http://www.gogordons.com) to learn more about this valuable service.

Thank you for your interest in this property.

# Property Information

Offered for the first time in 40 years, don't miss the opportunity to own a beautiful and stylish part of Kingston's heritage with 158 Earl Street!

Originally named 'Mozart Terrace' upon its construction in 1867, this 3 story, 3 bedroom plus loft brick town home perfectly blends the original architectural elements such as high ceilings, beautiful real hardwood and pine floors, and exposed brick with updates that lend themselves to the convenience of modern living.

On the main floor you will find a great room featuring built in bookshelves, a wood burning fireplace and a beautifully accented large window letting in loads of natural light.

The extra-large formal dining room features a built-in China cabinet and large doors that when opened, allow it to act as a larger part of the living room space. The galley kitchen is tastefully done in beautiful wood as is appropriate to the period and opens to the private rear courtyard featuring interlocking brick and a custom limestone feature wall.

The split level second floor features a purpose-built laundry room, 3 oversized bedrooms, and two beautifully updated bathrooms.

The extra-large third floor loft could act as an additional bedroom space, office, den, or just about anything you could imagine.

With its fantastic location in historic Sydenham Ward - within walking distance to shopping, restaurants, and Kingston's beautiful waterfront, it's features and historic charm, 158 Earl Street could be the perfect place to call your next home.

# Property Details

**ADDRESS:** 158 Earl Street, Kingston, Ontario, K7L 2H2

**TYPE:** Single family residential.

**LEGAL DESCRIPTION:** LT 1 PL C7 Kingston City - The County of Frontenac

SQ. FT:	2528 sq. ft. above grade, 806 sq. ft. below grade (MPAC).
BEDROOMS:	3 on upper part of second level plus loft / sleeping space on third level.
BATHS:	2 beautifully updated baths; 3 piece on lower part of second level (walk-in shower and in floor heating), 3 piece on upper part of second level (clawfoot tub, marble countertop, in floor heating).
LAUNDRY:	Second floor dedicated laundry room.
BASEMENT:	Full, unfinished.
AGE:	1867 (Kingston Historical society), 1912 (MPAC).
ELECTRICAL:	200-amp breaker panel.
ROOF:	Asphalt shingles.
FOUNDATION:	Stone.
FLOORS:	Hardwood, pine, vinyl, ceramic, cement.
CEILINGS:	Plaster.
WINDOWS:	Wood, Aluminum storm windows.
EXTERIOR:	Brick.
INTERIOR:	Plaster.
PARKING:	None.

FIREPLACE:	Wood burning fireplace in main living room (used until 1998 – could be made operational again).
LOT SIZE:	32.01 ft x 35.30 ft x 15.76 ft x 25.01 ft
ZONING:	HCD3
TAXES:	\$8,609.87 (2023).
ROLL #:	1011010090017000000.
PIN #:	360400033.
HIGH SPEED INTERNET:	Available.
HEATING:	Oil fired hot water radiant system, baseboard electric (third floor), in floor heating in both bathrooms.
COOLING:	None.
RENTALS:	None.
HOME INSPECTION:	Available at <a href="http://www.gogordons.com">www.gogordons.com</a> .
LOT DESCRIPTION:	Street front, mature perennial gardens, private courtyard.
CHATELS INCLUDED:	Fridge, Stove, Washer, Dryer.
FIXTURES EXCLUDED:	None.
SUGGESTED DEPOSIT:	\$35,000.
SUGGESTED CLOSING:	Immediate.

## Visit Website:

- Full Home Inspection Report
- Full Zoning Provisions
- Property Video
- Schedule B
- Floor Plans + Virtual Tour