



Gordon's Downsizing & 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 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 to learn more about this valuable service.

Thank you for your interest in this property.

Property Information

Prime Location – Excellent Investment Opportunity!

Discover this spacious 3-bedroom, 1.5-bath, two-storey residence set near historic Portsmouth Village. A vibrant community that blends long-term residents with students. Within just five minutes you'll find yourself at the waterfront.

St. Lawrence College and Queen's West campus are an easy stroll away, while Queen's main campus and downtown Kingston's shops and restaurants are less than a 10-minute bike ride.

Inside, the main level offers a roomy kitchen and dining space, a bright living room, plus a cozy family room featuring a wood-burning fireplace and walkout to the backyard. A handy office nook and a 2-piece bath add to the functionality of this floor.

Upstairs, you'll find three generously sized bedrooms along with a 4-piece bathroom. Whether you're a first-time buyer, growing family, or investor, this property offers great potential in a prime location.

Property Details

ADDRESS: 144 Calderwood Drive, Kingston ON K7M 6M3

TYPE: Single family residential 2 storey

LEGAL DESCRIPTION: LT 49, PL 1613; S/T FR245136

KINGSTON

SQ. FT:	1,779 Sq ft (MPAC)
BEDROOMS:	3 bedrooms upper floor
BATHS:	2 bathrooms; 1-2piece main floor, 1-4piece upper floor
LAUNDRY:	Basement
BASEMENT:	Full unfinished plus a crawl
AGE:	50 years 1975 (MPAC)
ELECTRICAL:	100 Amp breaker panel
ROOF:	Asphalt shingles
FOUNDATION:	Concrete block
FLOORS:	Laminate, carpet, vinyl
CEILINGS:	Plaster texture
WINDOWS:	Wood & Vinyl
EXTERIOR:	Brick and metal
INTERIOR:	Plaster & drywall
PARKING:	Asphalt single drive
LOT SIZE:	46.99' x 105.19'
ZONING:	UR8 – Urban Residential Zone
TAXES:	\$4,568 Approx. 2024

ROLL #:	101107011012622
PIN #:	360130159
FIREPLACE:	Wood, inoperable
HEATING:	Forced air furnace natural gas
COOLING:	None
WATER:	Municipal
WASTE:	Municipal
HOME/WETT INSPECTION:	Full version available at: www.gogordons.com
LOT DESCRIPTION:	Mature neighbourhood near shopping and schools
INCLUSIONS:	Stove, fridge, dishwasher, washer and dryer
SUGGESTED DEPOSIT:	\$20,000.00
SUGGESTED CLOSING:	Immediate

Visit Website:

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