

Dear Prospective Buyer:



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

Welcome to Unit 704, a stunning southeast-facing corner suite with panoramic views over Lake Ontario and Lake Ontario Park. This 2-bedroom, 2-bathroom condo offers over 1,500 sq ft of thoughtfully designed living space in the highly sought-after 1000 King Street West.

Upon entering the tiled foyer, you're immediately greeted by an abundance of natural light and sweeping southern views from the balcony. The foyer includes ample closet space and flows toward the kitchen, great room, and bedrooms. The spacious L-shaped kitchen was designed for both style and efficiency and features white cabinetry with generous drawer storage, a lazy Susan, glass-front upper cabinets, under-cabinet lighting, a tiled backsplash, and a mobile breakfast bar that adds extra workspace and seating.

Step out onto the expansive east-facing balcony off the kitchen and dining area to enjoy the morning sun and tranquil views of Lake Ontario Park. The open concept living and dining space offers flexible layout options and is filled with sunlight throughout the day and Hunter Douglas power blinds when you want some shade. A second, private south-facing balcony provides a peaceful retreat with picturesque views of the lake and a park making it easy to forget you're in the city. The living and dining areas are carpeted for comfort, while the hallway and bedrooms feature durable, easy-care laminate flooring. Both bedrooms are south-facing and offer breathtaking views.

The unit includes two tiled bathrooms. The primary 4-piece ensuite is accessibility-friendly, with a 32-inch door, a tub/shower combo, and well-placed grab bars. The second bathroom features a full bathtub with tiled surround and additional grab bars for safety and convenience.

Additional highlights include in-suite stackable laundry in a dedicated storage room, a private locker located at parking space #59, and access to seasonal communal storage.

Residents will appreciate the peaceful surroundings with direct access to lakeside trails, parks, and green spaces, all while being close to shopping, transit, and everyday amenities. Just a short stroll from Lake Ontario, Lake Ontario Park, and the prestigious Cataraqui Golf and Country Club, this rare corner unit offers an exceptional lifestyle of comfort, accessibility, and natural beauty in one of the city's most desirable communities.

Property Details

ADDRESS: 704-1000 King Street W, Kingston, ON

TYPE: Condominium apartment

LEGAL DESCRIPTION: FCP 28, LEVEL 7, UNIT 4, LEVEL A
UNIT 59 PKG

SQ. FT:	1517 ft ² (as per plans)
BEDROOMS:	2 (south facing views over the lake)
BATHS:	2 (4-pc accessible ensuite, 3-pc main)
LAUNDRY:	Insuite Laundry Room with storage
BALCONY:	Two private balconies (South and East facing with Lake Ontario and park views)
AGE:	1988
ELECTRICAL:	100 amp breaker panel
FLOORS:	Tile, laminate, carpet
EXTERIOR:	Brick
PARKING:	Deeded underground parking (#59)
STORAGE:	In-unit/parking storage locker/communal
ZONING:	B1.234
TAXES:	\$5,706.42 (2024)

CONDO FEES:	\$1,234.35
MANAGEMENT CO:	Royal Property Management
PET FRIENDLY:	Restricted (see status certificate)
ROLL # / PIN #:	101107015000437 / 367280036
HIGH SPEED INTERNET:	Available
HEATING:	Electric baseboard
COOLING:	Wall unit in great room and bedrooms
RENTALS:	None (Hot water tank owned)
WATER/WATER:	Municipal
AMENITIES:	Pickleball courts, tennis courts, games room, pool, sauna, hot tub, exercise room, guest suite, party room, library, gardening room, wood working room, car wash
CONDO FEE INCLUDES:	Exterior maintenance, snow removal, landscaping, water, common elements
CHATELS INCLUDED:	Fridge, stove, dishwasher, OTR microwave, washer, dryer, window coverings, mirrors
FIXTURES EXCLUDED:	None
SUGGESTED DEPOSIT:	\$20,000
SUGGESTED CLOSING:	Immediate (flexible)

Visit Website:

- Status Certificate
- Schedule B
- Floor Plans
- Virtual Tour