

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

Fabulous 1000 King Street West condominium suite overlooking the prestigious Cataraqui Woods Golf Club.

This corner unit is so bright you feel like you are still outside. This lovely unit has an open concept feel with two sitting areas, one with a cozy fireplace on those wintery days. This is the perfect spot for large parties and family get-togethers. On those beautiful summer months enjoy one of two large balconies with the great golf course view.

The large dining room is plenty spacious with a beautiful Murano Glass Chandelier from Italy. Off the dining room is the bright eat in kitchen, with plenty of cupboard space. You will also find in the kitchen the stackable washer and dryer.

Down the hall you will find a large storage closet and a storage room along with a large 3-piece bathroom. You will find the hallway is large enough for a small office space.

The two bedrooms are very spacious one with built-in cabinets. The main bedroom has a walk through with two very large closets and a 4-piece bathroom.

This is a fabulously maintained building in a prime location and close to downtown. The amenities include tennis courts, pickle ball courts, an indoor pool and whirlpool, sauna, patio, guest suites, gym, and a greenhouse for gardeners!

Being close to Queen's University, St. Lawrence college the hospital and Lake Ontario Park is also very convenient.

Don't miss out on viewing this super property.

Property Details

ADDRESS: #603 1000 King Street West Kingston ON K7M 8H3

TYPE: Condominium

LEGAL DESCRIPTION: UNIT 3, LEVEL 6, FRONTENAC CONDOMINIUM PLAN NO. 28; PT LT 16, CON BF, PT WATER LT IN FRONT OF LT 16 CON BF, PART 2-10, 13R8703, MORE FULLY DESCRIBED IN SCHEDULE 'A' OF DECLARATION FR511317; KINGSTON; SUBJECT TO EXECUTION 94-018718, IF ENFORCEABLE

SQ. FT:	1,521 +/- SQFT
BEDROOMS:	2 Bedrooms, One with Ensuite
BATHS:	1-3PC Main, 1-4PC Ensuite
LAUNDRY:	Stackable washer dryer in Suite included
AGE:	(1988), 35 years
ELECTRICAL:	Breaker Panel Storage Room
ROOF:	Tar and Gravel
FOUNDATION:	Poured Concrete
FLOORS:	Carpet, Ceramic
CEILINGS:	California Ceilings, Crown Moulding
EXTERIOR:	Brick
INTERIOR:	Drywall
PARKING:	UNDERGROUND, SPACE 7
GARAGE:	Underground
ZONING:	B1 .234, P1, 126
TAXES:	\$5,158.90
CONDO FEES:	\$1,068.58/Monthly

MANAGEMENT CO:	Alwington Management
STORAGE UNIT:	UNIT 7
PET FRIENDLY:	Yes
ROLL #:	101107015000430
PIN #:	367280029
HIGH SPEED INTERNET:	Available
HEATING:	Electric baseboard
FIREPLACE:	Electric
COOLING:	Central air WALL UNITS
RENTALS:	Hot Water tank OWNED
WATER:	Municipal
WASTE:	Sewer
STATUS CERTIFICATE:	Please find on www.gogordons.com
AMENITIES:	Car Wash, Elevator, Exercise Room, Guest Suites, Party Room, Pool, Roof Top Patio/Garden, Sauna, Visitor Parking
CONDO FEE INCLUDES:	Building Insurance, Building Maintenance, Common Elements, Ground Maintenance/Landscaping, Parking, Private Garbage Pick Up, Snow Removal, Water
CHATELS INCLUDED:	Fridge, Stove, Washer, Dryer, Dishwasher, microwave
FIXTURES EXCLUDED:	None
SUGGESTED DEPOSIT:	\$20,000.00
SUGGESTED CLOSING:	60 Days