



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 488 Grandtrunk Avenue! This 3-bedroom 2-bathroom semidetached 2 storey home is approximately 1,068 sq. ft. +/- and centrally located in popular Waterloo Village.

Freshly painted with new carpet in the bedrooms and stair runner this family home is move in ready. The lovely eat in kitchen walks out to a deck in the private fenced back yard with no neighbours behind. The second floor offers 3 bedrooms and an updated 4-piece bathroom.

The finished basement has a great rec room and 3-piece bath along with laundry and storage.

This central west end location is just a short walk to St. Marguerite Bourgeoys Catholic Elementary School, Trillium Ridge Park with easy access to shopping, restaurants, transit and the 401.

Property Details

ADDRESS: 488 Grandtrunk Ave. West, Kingston, ON K7M 8W8

TYPE: Semi-detached, 2 Storey

LEGAL DESCRIPTION: PT LT 12, PL 1972, PT 1, 13R11964;
KINGSTON TOWNSHIP

SQ. FT:	1,073 sq. ft +/- as per floor plans provided- interior measurements (above ground)
BEDROOMS:	3
BATHS:	2; 1 4-pc 2 nd floor, 1 3-pc basement
LAUNDRY:	Basement
BASEMENT:	Full, finished with rec room, bathroom, laundry and storage
AGE:	1993
ELECTRICAL:	100-amp panel, breakers
ROOF:	Asphalt Shingle
FOUNDATION:	Concrete block
FLOORS:	Laminate, carpet, ceramic, vinyl
CEILINGS:	Stucco, drywall, ceiling tile
WINDOWS:	Vinyl
EXTERIOR:	Brick, vinyl
INTERIOR:	Drywall
PARKING:	Single wide asphalt driveway with parking for 3 cars
GARAGE:	No garage
LOT SIZE:	27' x 112.9'
ZONING:	R2-9

TAXES:	\$2,490.10 (2021 calculated)
ROLL #:	101108018532802
PIN #:	360850503
HIGH SPEED INTERNET:	Available
HEATING:	Forced air gas
FIREPLACE:	No
COOLING:	Central air conditioning
RENTALS:	On Demand hot water tank (Reliance approx. \$50/month)
WATER:	Municipal
WASTE:	Sewer
HOME INSPECTION:	Full version at www.gogordons.com
LOT DESCRIPTION:	Level, fenced
CHATELS INCLUDED:	Existing fridge, stove, dishwasher, washer, dryer
FIXTURES EXCLUDED:	None
SUGGESTED DEPOSIT:	\$20,000
SUGGESTED CLOSING:	Immediate

Visit Website:

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