



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](http://www.gogordons.com) to learn more about this valuable service.

Thank you for your interest in this property.

# Property Information

Welcome to 59 Florence Street! Built in 1963, this 2 storey brick home features 4 bedrooms and 2 bathrooms! Retaining many of its original features, this family home is located in a fabulous mature neighbourhood on a huge private lot!

The main floor offers an L-shaped living and dining room with beautifully preserved hardwood floors, a compact kitchen with a pantry, side entrance 3-pc bathroom and basement access.

The 2<sup>nd</sup> floor is carpet free with 4 bedrooms (all bedrooms have cedar lined closets!) and a 4-pc family bathroom.

The basement has a finished family room with built in storage and a laundry and utility room.

Conveniently located in central Kingston, close to transit, shopping, St. Lawrence College and of course beautiful downtown Kingston!

This lovely home has so much potential and is just waiting for the next loving family to call it their own!

# Property Details

**ADDRESS:** 59 Florence Street, Kingston, ON K7M 1Y5

**TYPE:** Detached 2 Storey

**LEGAL DESCRIPTION:** PT LT 2, PL 374; PT BLK A, PL 855, AS IN FR473493; KINGSTON

SQ. FT:	1,422 sq.ft. +/- as per floorplans provided – interior measurements (above ground)
BEDROOMS:	4 with cedar lined closets
BATHS:	2; 1 4-pc 2 <sup>nd</sup> floor, 1 3-pc main floor
LAUNDRY:	Basement
BASEMENT:	Fully basement, fully finished with panelling, built in cabinets and shelving
AGE:	1963 (60 years old)
ELECTRICAL:	Breakers (100-amp panel)
ROOF:	Asphalt Shingle
FOUNDATION:	Concrete block
FLOORS:	Hardwood, ceramic, vinyl, carpet
CEILINGS:	Smooth
WINDOWS:	Vinyl
EXTERIOR:	Brick
INTERIOR:	Plaster/drywall
PARKING:	Single wide asphalt drive with parking for 3 cars
GARAGE:	Detached garage with rear yard access and breezeway into the house

LOT SIZE:	73.70' x 204.50'
ZONING:	UR7
TAXES:	\$4,521.63 (2023 calculated)
ROLL #:	101106001016700
PIN #:	360840417
HIGH SPEED INTERNET:	Available
HEATING:	Forced air oil
FIREPLACE:	Living room (decorative)
COOLING:	Central air conditioning
RENTALS:	None
WATER:	Municipal
WASTE:	Sewer
LOT DESCRIPTION:	Level, fenced
CHATELS INCLUDED:	Fridge, stove, washer, dryer, HWT
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