



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 19 Cameron Street

Nestled on one of Kingscourt's most desirable tree-lined streets, this charming bungalow combines character, convenience, and opportunity. Just steps from Oak Street Park, Kingston Secondary School, and within easy reach of everyday amenities, the location is hard to beat.

Inside, the main level features cozy bedrooms and inviting living spaces that instantly feel like home. The finished basement adds valuable versatility, whether you envision a rec room, home gym, guest suite, or a private in-law suite made possible by the separate side entrance. This flexible layout makes the property an excellent fit for families, multi-generational living, or even a dual-income rental opportunity.

Outside, the fenced backyard provides a private retreat ideal for entertaining, gardening, or simply relaxing in the fresh air.

With its well-maintained condition, turnkey appeal, and prime location just 10 to 15 minutes from CFB Kingston, Queen's University, Costco, and Kingston General Hospital, 19 Cameron Street offers both lifestyle and potential.

Property Details

ADDRESS: 19 Cameron Street, Kingston ON K7K 4R7

TYPE: Residential Single Family

LEGAL DESCRIPTION: LT 41, PL 410 EXCEPT W'LY 30 FT; KINGSTON

SQ. FT:	904 Sq ft (MPAC)
BEDROOMS:	2 Main Floor, potential for 3 rd in Basement
BATHS:	2; 1-4 piece main floor, 1-2 Piece Basement
LAUNDRY:	Basement
BASEMENT:	Finished, Rec room, hobby/bedroom, Utility storage
AGE:	78 Years - 1947 (MPAC)
ELECTRICAL:	Breaker Panel
ROOF:	Asphalt Shingles – Approx. 2021
FOUNDATION:	Block
FLOORS:	Original hardwood and Vinyl
CEILINGS:	Plaster
WINDOWS:	Vinyl – Approx. 2001 40 year
EXTERIOR:	Brick
PARKING:	Asphalt single drive for 2-3 cars
GARAGE:	Detached 1 Car
LOT SIZE:	50 x 144 (MPAC)
ZONING:	UR6 – Urban Rural Zone
TAXES:	\$3,476.00 - 2025

ROLL #:	101105008011900
PIN #:	360660139
HEATING:	Forced air furnace & oil tank -Approx. 2018
COOLING:	A/C
RENTALS:	None known
WATER:	Municipal
WASTE:	Municipal
HOME INSPECTION:	Full version available at: www.gogordons.com
LOT DESCRIPTION:	Quiet street, fenced spacious yard
INCLUSIONS:	Fridge, stove, dishwasher, washer & dryer
SUGGESTED DEPOSIT:	\$20,000.00
SUGGESTED CLOSING:	Immeditae

Visit Website:

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