

Property Information

Welcome to 306 Avenue Road, where mid-century charm and modern comfort converge. This captivating side-split home, cherished by its original owners and offered for the first time, eagerly awaits the creation of new family memories.

Approaching the property, a double-wide private driveway leads to an attached double garage, offering abundant parking space. Set within a well-maintained mature lot, the home features a partially fenced-in private rear yard, providing a serene space for outdoor gatherings and relaxation.

Upon entry, the inviting main floor welcomes you with a bright and airy feel. The spacious living room sets the stage for gatherings and cozy evenings, while the well-appointed kitchen beckons culinary adventures.

Adjacent to the kitchen, the sunken family room boasts a wood-burning fireplace, ideal for chilly nights, and a walkout to the rear patio, seamlessly blending indoor and outdoor living for entertaining or tranquil moments outdoors. A convenient 2-piece bath adds practicality to this level's charm.

Ascending to the top floor unveils a haven of comfort and tranquility. A 4-piece main bath serves four generously sized bedrooms, each featuring double closets for ample storage. The primary bedroom offers a luxurious 3-piece ensuite bath, creating a private oasis within the home.

Descending to the finished basement reveals a spacious recreation room with a wet bar, perfect for hosting gatherings or unwinding with loved ones. An additional bedroom provides flexibility for guests or a home office, while a cedar storage closet caters to seasonal items. A large laundry and utility room complete the basement, ensuring convenience for daily living.

In summary, 306 Avenue Road presents a rare opportunity to own a cherished family home in one of Kingston's sought-after neighborhoods. With its blend of timeless charm, modern amenities, and ample space for family living, this property eagerly awaits its new owners to create lasting memories.

Visit Website:

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

Property Details

ADDRESS: 306 Avenue Road, Kingston, On. K7M1C9

TYPE: Single family residential

LEGAL DESCRIPTION: LT 65, PL 1390; S/T FR170801

KINGSTON

SQ. FT:	1,996 above grade, 1,127 below grade.
BEDROOMS:	5; 4 on top floor (primary features 3 piece ensuite baht), 1 in finished basement.
BATHS:	3; 2 piece on main floor, 4 piece main on second floor, 3 piece ensuite in primary bedroom.
LAUNDRY:	Laundry room in basement with ample cupboard space.
BASEMENT:	Full, fully finished. Recreation room features a wet bar and cedar closet.
AGE:	56 years (1968).
ELECTRICAL:	100 amp breaker panel.
ROOF:	Asphalt shingles (2018).
FOUNDATION:	Concrete block.
FLOORS:	Hardwood, ceramic, carpet, linoleum, cement.
CEILINGS:	Plaster, drop ceiling.
WINDOWS:	Vinyl.
EXTERIOR:	Angel Stone, siding.
INTERIOR:	Plaster/lathe, wood panel.
PARKING:	Double wide private driveway.

GARAGE:	Attached 2 vehicle garage.
ZONING:	UR6
LOT SIZE:	66.24' x 120.23'
TAXES:	\$5142.81 (2023).
ROLL #:	101106008031300.
PIN #:	360780017.
HIGH SPEED INTERNET:	Available.
HEATING:	Forced air natural gas (2014 – Professionally maintained), electric baseboard.
COOLING:	Central air conditioning (2014 – professionally maintained).
RENTALS:	None.
WATER:	Municipal.
WASTE:	Municipal.
HOME INSPECTION:	Full version available at: www.gogordons.com
LOT DESCRIPTION:	Mature lot, landscaped, partially fenced, privacy hedges.
INCLUSIONS:	Fridge, Stove, Dishwasher, washer, dryer, chest freezer, additional fridge in laundry room, window coverings.
FIXTURES EXCLUDED:	None.
SUGGESTED DEPOSIT:	\$20,000
SUGGESTED CLOSING:	Immediate.