



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 154 Norman Rogers Drive, a charming two-storey detached home located in a desirable central-west Kingston neighbourhood, just steps from schools and public transit. This inviting residence features a comfortable and functional layout that caters to a wide range of lifestyles.

The main floor offers a warm and welcoming living room with large windows that flood the space with natural light, a cozy wood-burning fireplace, and an adjoining dining area. The well-appointed kitchen features modern appliances, ample counter space, and a quaint breakfast nook—perfect for casual meals. A convenient two-piece bathroom completes the main level.

Upstairs, you'll find four spacious bedrooms offering peaceful retreats for family members or guests, along with a well-sized four-piece bathroom.

The finished lower level expands the living space with a rec room, a practical laundry area, a utility/work room, and ample storage options.

Outside, the fully fenced backyard provides a generous space ideal for gardening, play, or entertaining family and friends.

With its thoughtful layout, generous outdoor space, and unbeatable location close to essential amenities, 154 Norman Rogers Drive offers a wonderful opportunity to make a house your home.

Don't miss your chance to view this well-located gem!

Property Details

ADDRESS: 154 NORMAN ROGERS DR, KINGSTON, K7M2R2

TYPE: Single-family detached

LEGAL DESCRIPTION: LT 436, PL 1158; S/T FR135325 KINGSTON

SQ. FT:	1,616' above grade, 808' below grade (MPAC)
BEDROOMS:	4; second floor
BATHS:	2; 2- piece on main floor, 4- piece on second floor
LAUNDRY:	Laundry room in basement with laundry sink, cabinetry for storage
BASEMENT:	Partially finished with rec room, laundry, utility/workshop room, storage
AGE:	59 years - 1966 (MPAC)
ELECTRICAL:	100 AMP breaker panel
ROOF:	Asphalt shingles (2025)
FOUNDATION:	Concrete block
FLOORS:	Original hardwood under carpet, vinyl, tile
CEILINGS:	Plaster/drywall, Acoustic tile
WINDOWS:	Vinyl
EXTERIOR:	Brick
INTERIOR:	Plaster/drywall, wallpaper, panelling.
FIREPLACE:	Wood burning on main floor
PARKING:	Private asphalt driveway allowing 2 cars
GARAGE:	Carport with storage shed
LOT SIZE:	54.0 ft. x 109.4 ft. (Geowarehouse)

ZONING:	UR 7
TAXES:	\$4,405 (2024)
ROLL #:	101106019004000
PIN #:	360120028
HIGH SPEED INTERNET:	Available
HEATING:	Forced air furnace
COSTS:	Kingston Utilities \$262.30/mth
COOLING:	Central Air conditioning (2023), new condensate pump (2025).
RENTALS:	None
WATER:	Municipal
WASTE:	Municipal
LOT DESCRIPTION:	Mature lot, fully fenced, mature cedar hedges,
CHATELS INCLUDED:	Fridge (2023), stove (2025), dishwasher, (2025) washer, dryer, Freezer (all as is condition)
FIXTURES EXCLUDED:	None
SUGGESTED DEPOSIT:	20,000
SUGGESTED CLOSING:	Immediate

Visit Website:

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