



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 7 Morenz Crescent! Featuring 2 bedrooms and 2 bathrooms, this bungalow is approximately 1,133 sq ft and ready for a fresh start!

Originally 3 bedrooms on the main level it has been converted to a 2 bedroom to accommodate a large primary bedroom with semi ensuite access. It could easily be a 3 bedroom again with minimal effort. The large eat in kitchen is well laid out and updated with lovely wood cabinets and walks out to the enclosed 3 season porch with access to the back yard. A separate side entrance leads directly to the basement, which is finished with a large rec room with a gas fireplace, a 2<sup>nd</sup> bathroom with jetted tub, flex room, laundry, and plenty of storage. The size and layout would lend itself well to an in-law suite.

The fenced back yard has 2 large sheds for all your storage needs.

Located on a quiet crescent with easy access to transit, schools, shopping, the 401 and beautiful downtown Kingston!

Roof re-shingled October 2022

# Property Details

**ADDRESS:** 7 Morenz Crescent, Kingston, ON K7K 2X4

**TYPE:** Detached Bungalow

**LEGAL DESCRIPTION:** LT 81, PL 1632; S/T FR262161

**KINGSTON**

|             |   |
|-------------|---|
| SQ. FT:     | 1,133 sq.ft. as per floor plans provided, exterior measurements, above ground |
| BEDROOMS:   | 2   |
| BATHS:      | 2; 1 4-pc main bath, 1 3-pc basement  |
| LAUNDRY:    | Basement  |
| BASEMENT:   | Full, fully finished  |
| AGE:        | 1975 (47 years)   |
| ELECTRICAL: | 200-amp, breakers   |
| ROOF:       | Asphalt shingles (October 2022)   |
| FOUNDATION: | Concrete block  |
| FLOORS:     | Mixed; carpet, sheet vinyl  |
| CEILINGS:   | Drywall, stucco, ceiling tiles (basement)                                     |
| WINDOWS:    | Vinyl   |
| EXTERIOR:   | Brick, aluminium, and vinyl siding  |
| INTERIOR:   | Drywall, wallpaper, wood paneling   |
| PARKING:    | Single wide driveway with parking for 3 cars                                  |
| GARAGE:     | None  |
| LOT SIZE:   | 50' x 100'  |
| ZONING:     | UR10 – Urban Residential Zone   |
| TAXES:      | \$3,120.59 (2022, calculated)   |

|                      |   |
|----------------------|---|
| ROLL #:              | 101104015028201   |
| PIN #:               | 360590057   |
| HIGH SPEED INTERNET: | Available   |
| HEATING:             | Forced air gas  |
| FIREPLACE:           | Gas fireplace (rec room)  |
| COOLING:             | Central air conditioning  |
| RENTALS:             | None  |
| WATER:               | Municipal   |
| WASTE:               | Sewer   |
| HOME INSPECTION:     | Full version available at<br><a href="http://www.gogordons.com">www.gogordons.com</a>                     |
| LOT DESCRIPTION:     | Level, fenced   |
| CHATELS INCLUDED:    | Existing fridge, over the range microwave,<br>dishwasher, light fixtures, window coverings,<br>sheds, HWT |
| FIXTURES EXCLUDED:   | None  |
| SUGGESTED DEPOSIT:   | \$20,000  |
| SUGGESTED CLOSING:   | Immediate   |

## Visit Website:

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