



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 781 Ringstead Street! Built in 1997, this 3-bedroom, 1 bathroom, slab on grade bungalow is approximately 1,242 sq. ft. is the epitome of 1 level living!

An open concept great room with cozy fireplace overlooks the kitchen with granite counter tops and newer appliances. The dining room off the kitchen features sliding glass doors that walk out to the landscaped back yard.

The primary bedroom is bright and airy and has double closets and California shutters and shares the 4 piece bathroom with the 2nd and 3rd bedroom. The attached 1 car garage has entry into the laundry room which is adjacent to the mechanical room. Radiant in-floor heating will keep you warm all winter and central air conditioning will keep you cool all summer!

Ideally located in popular Henderson Place, it is close to shopping, transit, golf course, parks, and beautiful downtown Kingston!

Note Flooring will need replacing and has been reflected in the list price.

Property Details

ADDRESS: 781 Ringstead St., Kingston, ON K7M 8V2

TYPE: Detached Bungalow

LEGAL DESCRIPTION: PT LTS 68 & 69, PL 1965, PT 25, 13R13649; S/T RP 285 CITY OF KINGSTON

SQ. FT:	1,242 +/- sq.ft. as per floor plans provided, interior measurements
BEDROOMS:	3
BATHS:	1; 4-pc with walk in Safe Step jetted tub with handheld shower
LAUNDRY:	Main level with overhead cabinet storage
BASEMENT:	None
AGE:	1997 (26 years old)
ELECTRICAL:	100-amp breakers
ROOF:	Asphalt shingle
FOUNDATION:	Poured Concrete
FLOORS:	Hardwood, ceramic
CEILINGS:	Stucco, drywall
WINDOWS:	Vinyl
EXTERIOR:	Brick front, vinyl siding
INTERIOR:	Drywall
PARKING:	Single wide asphalt driveway with parking for 2 cars
GARAGE:	Attached single car garage with inside entry, invisible screen door and EGDO
LOT SIZE:	33' x 110.88'

ZONING:	R1-43
TAXES:	\$3,499.78 (2022 calculated)
ROLL #:	101108012312254
PIN #:	361120076
HIGH SPEED INTERNET:	Available
HEATING:	Gas hot water in floor heating
FIREPLACE:	Gas fireplace, living room
COOLING:	Central Air Conditioning
RENTALS:	HWT, Reliance
WATER:	Municipal
WASTE:	Sewer
HOME INSPECTION:	Full version available at www.gogordons.com
LOT DESCRIPTION:	Level, fenced, landscaped
CHATELS INCLUDED:	Fridge, stove, dishwasher, washer, dryer, window coverings, EGDO
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