



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 849 Ashton Place! Located on a child safe court, this 3-bedroom 2.5 bathroom, 4 level side split is ready for a new family!

Situated on a huge pie shaped lot and steps from Truedell Public School, it has an inground saltwater pool just ready for summer! If the park like back yard isn't enough, Ashton Park is across the court.

Freshly painted and carpet free, the functional floor plan with 2,212 of finished living space includes a L-shaped living and dining room, eat-in kitchen with granite counter tops and a gas stove. The principal bedroom with 3-piece ensuite and 2 additional bedrooms share the main bathroom on the second floor. The ground level offers garage access and has a large family room with a wood burning fireplace which walks out to the back yard.

The finished basement has an office/playroom, rec room, laundry, 2 pc bathroom, on demand hot water (owned), and plenty of storage in the spray foam insulated crawl space.

Located just minutes from schools, transit, shopping, 849 Ashton Place is the perfect place to call home!

Note: A new liner, coping and salt system has been ordered and will be installed by Total Tech Pools at the Seller's expense.

Visit Website:

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

Property Details

ADDRESS: 849 Ashton Place, Kingston, ON K7M 6B2

TYPE: Detached, 4 Level Side split

LEGAL DESCRIPTION: LT 829, PL 1609; S/T AN UNREGISTERED HYDRO EASEMENT; S/T FR237469 KINGSTON TOWNSHIP

SQ. FT:	2,212 +/- sq.ft. combined living space
BEDROOMS:	3
BATHS:	2.5; 1 3-pc ensuite, 1 4-pc family bathroom, 1 2-pc lower level
LAUNDRY:	Basement
BASEMENT:	Partial, crawlspace, fully finished with 2 pc powder room, rec room and office/playroom. Crawl space with spray foam insulation
AGE:	1973 (51 years old)
ELECTRICAL:	100 Amps Breakers
ROOF:	Asphalt Shingles (approx. 16 years old)
FOUNDATION:	Block
FLOORS:	Parquet, vinyl, ceramic, laminate
CEILINGS:	Smooth, stucco
WINDOWS:	Vinyl (2001)
EXTERIOR:	Stone, metal siding
INTERIOR:	Drywall
PARKING:	Double wide concrete driveway with parking for 6 cars
GARAGE:	Attached double car garage with EGDO, inside and side yard entry

LOT SIZE:	37.26' x 162.46' (pie shaped lot-longest point is 220.69')
ZONING:	R1-3
TAXES:	\$4,010.33 (2023)
ROLL #:	101108017112000
PIN #:	361050083
HIGH SPEED INTERNET:	Available
HEATING:	Forced Air Gas (2015) Enbridge approx. \$142/month
FIREPLACE:	Wood located in family room (see WETT)*Fire place damper has been repaired*
COOLING:	Central air (2017)
RENTALS:	None
WATER/SEWER:	Municipal (Utilities Kingston water/sewer approx. \$82.54/month)
HYDRO:	100 Amp panel (breakers)
LOT DESCRIPTION:	Pie shaped, landscaped, fenced, improved with an L-shaped inground saltwater pool with new liner, coping & salt system (2024), new pool cover (2023), gazebo and storage sheds
CHATELS INCLUDED:	Fridge, gas stove, dishwasher, washer, dryer, freezer, gazebo, pool equipment, natural gas BBQ, on demand hot water heater (1 year old), EGDO and remotes (all chattels in 'As Is' condition)
FIXTURES EXCLUDED:	None
SUGGESTED DEPOSIT:	\$25,000
SUGGESTED CLOSING:	Immediate