

Dear Prospective Buyer:



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

Discover low-maintenance waterfront living in this fully renovated condominium townhome, ideally located for retirees and professionals. Enjoy the best of convenience and nature with proximity to parks, scenic walking trails, hospitals, the Cataraqui Golf and Country Club, and downtown, all within a friendly condominium community.

Entering the home, you're welcomed by a tiled entryway with direct garage access and a convenient 2-pc powder room. The open-concept living and dining area features a gas fireplace, creating a warm ambiance as you take in panoramic views of the bay. The adjoining, fully renovated kitchen boasts stainless steel appliances, elegant quartz countertops, an undermount farm sink, and pantry closet, a perfect mix of form and function. Step outside the patio doors to a spacious deck, overlooking beautiful Lake Ontario enclosed with a gate to keep pets safe and secure.

The main staircase is illuminated by a bright skylight, allowing natural light to flood the home throughout the day. Upstairs, every bedroom offers a stunning water view, with west-facing sunsets from the front bedrooms and serene east-facing sunrises over Lake Ontario from the primary suite. The main 3-pc bathroom includes a walk-in shower with a seat, a bidet-equipped toilet, and vanity with room for storage as well as a linen closet in the hall for added convenience. The primary bedroom, a true retreat, features vaulted ceilings reaching nearly 13', oversized windows overlooking the lake, a newer gas fireplace, and a luxurious 4-pc ensuite with a tiled surround.

Downstairs, the large rec room allows space for guests or kids with full ceilings, large windows looking into the bay, and pot lights throughout, the lower level feels airy and welcoming. The basement also features laundry, a wash sink, and ample storage.

This townhome offers the perfect blend of modern comforts and serene lakefront views, making it an ideal choice for those seeking a peaceful, yet connected lifestyle.

Property Details

ADDRESS: 24-1098 King St W, Kingston, ON, K7M 8J1

TYPE: Condominium Townhouse

LEGAL DESCRIPTION: UNIT 24, LEVEL 1, FRONTENAC CONDOMINIUM PLAN NO. 40; PT WATER LT IN FRONT OF LTS 14&15, CON 1, BEING PTS 2-5, 7-10, 13-15, 26, 28, 29, 35, 36, 47-49, 55-58, 13R9845, MORE FULLY DESCRIBED IN SCHEDULE 'A' OF DECLARATION FR556006; S/T EASEMENT OVER PT OF COMMON ELEMENTS BEING PTS 1-5, 13R17324 AS IN LT75969; KINGSTON

SQ. FT:	>2000 sq.ft. finished (1605 above grade)
BEDROOMS:	3
BATHS:	2.5 (4-pc ensuite, 3-pc main, 2-pc powder)
LAUNDRY:	Basement
BASEMENT:	Full height, partially finished with rec room
AGE:	1989 (35 years)
ELECTRICAL:	125 amp
ROOF:	Asphalt Shingles (common element)
FOUNDATION:	Poured concrete (common element)
FLOORS:	Luxury vinyl plank, tile, carpet stairs
CEILINGS:	Vaulted primary bedroom (nearly 13')
WINDOWS:	Both East and West facing water views
EXTERIOR:	Brick (common element)
PARKING:	1 garage, 1 driveway
GARAGE:	Attached garage with direct entry

TAXES:	\$5,911.20
CONDO FEES:	\$808.43
MANAGEMENT CO:	Bendale Property Management
PET FRIENDLY:	Yes (restrictions on page 13 of Rules)
ROLL #:	101107015000624
PIN #:	367400024
HIGH SPEED INTERNET:	Yes
HEATING:	Forced air gas (Lennox)
FIREPLACE:	2 gas (main floor and primary bedroom)
COOLING:	Central A/C
RENTALS:	HWT-gas (\$25/month)
WATER/WASTE:	Municipal
STATUS CERTIFICATE:	Ordered and will be available upon request
AMENITIES:	Waterfront trails, tennis court, visitor parking
CONDO FEE INCLUDES:	Exterior maintenance, snow removal, decks, landscaping, building insurance
CHATELS INCLUDED:	Fridge, Stove, Dishwasher, OTR Microwave
FIXTURES EXCLUDED:	None
SUGGESTED DEPOSIT:	\$20,000
SUGGESTED CLOSING:	Flexible

Visit Website:

- Status Certificate
- Floor Plans & Virtual Tour