



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 687 Arbour Crescent, main floor living with comfort, convenience, and versatility. This 3 bed, 2.5 bathroom bungalow offers over 1200 sq ft above grade, providing great opportunity for single family use or downsizers and also includes potential for a basement in-law suite.

The open-concept kitchen, living, and dining area is perfect for entertaining, with patio doors leading to an east-facing covered deck where you can enjoy morning light. A main floor laundry and mudroom, accessible from the attached garage, adds everyday practicality, while the large foyer provides potential to separate main floor and basement access. The large primary bedroom features a Napoleon gas stove, walk-in closet, and a 4-piece ensuite. A second bedroom and an additional guest room/office with a walk-out to the backyard, provide flexible living arrangements to suit your needs.

The full-height basement expands the living space with a large rec room, 2-piece bathroom, hobby room, utility room, and ample storage. The rec room and hobby room feature large windows to allow natural light to pour in and the 2-pc bathroom could easily accommodate the addition of a shower without additional framing.

The full-size garage features loft storage and direct entry, providing another option for main floor access. Outside, the property offers a large fully fenced yard, complete with a deck off the eat-in kitchen and a convenient awning for shade. This home combines single-floor living with bonus lower-level space, making it an ideal fit for families, downsizers, or investors for function and flexibility.

Property Details

ADDRESS: 687 Arbour Cres, Kingston, ON

TYPE: Bungalow

LEGAL DESCRIPTION: LOT 9, PLAN 13M23 CITY OF KINGSTON

SQ. FT:	1212 Above Grade (400sqft finished below grade)
BEDROOMS:	3
BATHS:	2.5 (4-pc ensuite, 3-pc main, 2-pc basement)
LAUNDRY:	Main floor laundry/mudroom
BASEMENT:	Full partially finished
AGE:	2002 (23 years)
ELECTRICAL:	100 amp
ROOF:	Asphalt Shingles
FOUNDATION:	Poured Concrete
EXTERIOR:	Stone along street facing sides, vinyl others
PARKING:	Double wide drive with space for 4 large cars
GARAGE:	Attached 1 car with loft storage
LOT SIZE:	60.9' x 115'
OUTBUILDINGS:	Shed
ZONING:	UR-3 (Urban Residential Zone)
TAXES:	\$4,181.35 (2025)
ROLL # / PIN #	101108018309000/360840924
HEATING:	Forced air gas (2019)
FIREPLACE:	Napoleon gas stove in primary bedroom

COOLING:	Central A/C (2019)
RENTALS:	None (hot water tank owned)
WATER/WASTE:	Municipal
LOT DESCRIPTION:	Fully fenced over-sized gently sloping corner lot
CHATELS INCLUDED:	Fridge, Stove, Dishwasher, Washer, Dryer,
FIXTURES EXCLUDED:	None
SUGGESTED DEPOSIT:	\$20,000
SUGGESTED CLOSING:	Flexible

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