

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](http://www.gogordons.com) to learn more about this valuable service.

Thank you for your interest in this property.

# Property Information

Welcome to apartment 802 at The Deerfield! This spacious 2-bedroom 2-bathroom corner unit was a former model suite and is approximately 1,124 sqft +/-, offered for the first time by the original owners. Enjoy the views from your private balcony overlooking the park to the north and Cataraqui River to the west!

The kitchen has updated cabinets and stone countertops and overlooks the living/dining room. The hall closet with wire shelving provides plenty of extra pantry/storage space.

The primary bedroom is spacious and has his and her closets with an updated 3-piece ensuite. The second bedroom is well sized and has a double closet that shares the 4-piece main bathroom.

The closets throughout the unit have been outfitted with wire shelving to maximize storage space and the windows are equipped with custom Hunter Douglas blinds.

Enjoy insuite laundry with a new washer and dryer and insuite storage completes this perfect package!

This popular building has secure entry, great amenities and is well managed with common elements that include an indoor pool, roof top patio, sauna, library, exercise room, and guest suite.

Located in Kingston East, with easy access to shopping, transit, parks, and is just minutes from the 401 and beautiful downtown Kingston!

## Visit Website:

- Status Certificate
- Schedule B
- Floor Plans
- Virtual Tour

# Property Details

**ADDRESS:** #802-115 Barrett Court

**TYPE:** Condominium apartment

**LEGAL DESCRIPTION:** UNIT 2, LEVEL 8, FRONTENAC CONDOMINIUM PLAN NO. 43; PT LT 1, PL 1932, PART 1, 2, 3, 4, 5 & 6, 13R10000, MORE FULLY DESCRIBED IN SCHEDULE 'A' OF DECLARATION FR558699 ; PITTSBURGH

SQ. FT:	1,124 +/- sq. ft. as per floorplans provided- interior measurements
BEDROOMS:	2
BATHS:	2; 4pc main, 3pc ensuite
LAUNDRY:	In suite Laundry
AGE:	1991 (32 years old)
ELECTRICAL:	Breakers
ROOF:	Tar/gravel
FOUNDATION:	Block
FLOORS:	Carpet, vinyl, ceramic
CEILINGS:	Stucco
WINDOWS:	Vinyl (a work order has been placed with the building management to replace the damaged bedroom window screen and the broken window seal at no cost to the owner)
EXTERIOR:	Brick
INTERIOR:	Drywall, wallpaper borders
PARKING:	1 surface space-assigned
GARAGE:	No
ZONING:	R3-5

TAXES:	\$3,261.29 (2022 calculated)
CONDO FEES:	\$631.72
MANAGEMENT CO:	Sharon Shaver 613-541-1190
STORAGE UNIT:	In suite
PET FRIENDLY:	Yes- with restrictions
ROLL #:	101109009110802
PIN #:	367430082
HIGH SPEED INTERNET:	Available
HEATING:	Baseboard
COOLING:	No
RENTALS:	No
WATER:	Municipal (*Note* water has been shut off in the unit for insurance purposes)
WASTE:	Sewer
STATUS CERTIFICATE:	Available to anyone considering making an offer
AMENITIES:	Elevator, Exercise Room, Indoor Pool, Party Room, Guest Room, Sauna, Secure Entrance, Rooftop Patio, Community BBQ, Library, Games Room Building Insurance, Common Elements, Exterior Maintenance, Ground
CONDO FEE INCLUDES:	Maintenance/Landscaping, Parking, Private Garbage Removal, Snow Removal, Water
CHATELS INCLUDED:	Fridge, stove, dishwasher, washer, dryer, microwave, window coverings, shelving
SUGGESTED DEPOSIT:	\$20,000
SUGGESTED CLOSING:	Immediate