



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 2988 Pine Grove Road in the picturesque Kingston area. This exceptional property offers a harmonious blend of nature and modern living, making it a true sanctuary you'll be proud to call home.

This inviting bungalow, boasting 3 bedrooms plus a den with additional loft space provides ample space for both relaxation and productivity. With 3 bathrooms, convenience and comfort are paramount.

The heart of this home lies in its thoughtful design and inviting features. The great room is adorned with a fireplace, creating a cozy atmosphere for gathering with loved ones or unwinding after a long day. Downstairs, the finished basement presents a woodstove for that extra touch of warmth during colder seasons, creating a perfect spot for indoor relaxation.

For wellness enthusiasts, the basement also houses a sauna, offering a rejuvenating escape right at home. The open-concept layout ensures a seamless flow throughout the main living areas, enhanced by large, luminous windows that fill the space with natural light.

The dining room opens to a back deck, providing an ideal setting for al fresco dining, entertaining, or simply enjoying the tranquility of your surroundings. Speaking of surroundings, this property's charm is amplified by nearly 10 acres of wooded lot adorned with trails, perfect for those who appreciate the great outdoors. If you're inclined, these trails are also fantastic for tapping into the art of making your very own maple syrup.

In essence, 2988 Pine Grove Road offers more than just a home; it offers a lifestyle. A harmonious blend of comfort, nature, and thoughtful design awaits within these walls, ready to embrace its next fortunate owners.

Property Details

ADDRESS: 2988 Pine Grove Rd, Kingston (Seeley's Bay) ON K0H 2N0

TYPE: Detached Residential

LEGAL DESCRIPTION: PT LT 17 PL 53; PT LT 25 CON 7
PITTSBURGH; PT RDAL BTN CON 7 AND CON 8 PITTSBURGH
CLOSED BY BYLAW # 118 PARTS 3, 4 13R9874; KINGSTON.

SQ. FT:	1,437, above grade, 1,437 below grade (MPAC)
BEDROOMS:	3: 2 beds + den with loft on main floor, 1 bedroom on basement level.
BATHS:	3; 2pc bath front entrance, 4 pc main floor, 3 pc basement.
LAUNDRY:	Laundry room in basement.
BASEMENT:	Fully finished basement, includes large rec room, 3 rd bedroom and sauna.
AGE:	32 years (1991)
ELECTRICAL:	200-amp breaker panel.
ROOF:	Metal roof.
FOUNDATION:	Concrete Block.
FLOORS:	Vinyl, concrete, hardwood, tile, carpet.
CEILINGS:	Drywall, plaster, drop ceiling.
WINDOWS:	Vinyl.
EXTERIOR:	Vinyl siding.
INTERIOR:	Drywall.
PARKING:	Single wide private driveway, 10+ parking spaces.

GARAGE:	Double wide attached garage.
LOT SIZE:	83.55'x 893.53' - 8.923 acres. (Geowarehouse).
ZONING:	RU
TAXES:	\$3,814.12 (2023)
ROLL # / PIN #:	101109001015618 / 362970211
HIGH SPEED INTERNET:	Available
HEATING:	Forced air oil.
COOLING:	Central Air conditioning.
COSTS:	Oil - \$3000/yr., Hydro - \$17,00/yr.
RENTALS:	None.
WATER:	Drilled well.
WASTE:	Private Septic.
LOT DESCRIPTION:	Private, set back from road, mature trees, landscaped, soft/hardwood bush.
CHATELS INCLUDED:	Fridge, stove, dishwasher, washer, and dryer.
FIXTURES EXCLUDED:	None.
SUGGESTED DEPOSIT:	\$20,000
SUGGESTED CLOSING:	Immediate.

Visit Website:

- Full Home, Septic, Well + WETT Inspection Report
- Full Zoning Provisions
- Total Property Video
- Schedule B
- Floor Plans
- Virtual Tour