

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 Suite 504 in Champlain Towers! This popular building has everything you need to lead the carefree lifestyle you deserve!

Approximately 1,160 sq ft (interior measurements as per floor plans) this 2-bedroom, 2-bathroom west facing condo apartment has a modern updated kitchen with a large walk-in storage/pantry, an updated 4-pc main bathroom and a large principal bedroom with his and hers closets and an updated 3-pc ensuite! Also included is a deeded parking spot in the underground parking garage with an attached cage locker.

This building has great amenities and is well located close to shopping, banks, library, transit and just minutes to Queen's University, St. Lawrence College, the hospitals, and beautiful downtown Kingston!

\*\*Currently the hallways and unit doors (including hardware) are being updated and hope to be completed by the end of February or early March. This is a planned improvement and will not generate a special assessment\*\*

## Visit Website:

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

# Property Details

**ADDRESS:** 504-257 Bath Road, Kingston Ontario K7M 7T3

**TYPE:** Condominium apartment

**LEGAL DESCRIPTION:** See Schedule B

SQ. FT:	1,161.2 sq ft as per floorplans
BEDROOMS:	2
BATHS:	2; 1 4-pc renovated main bath, 1 3-pc renovated ensuite
LAUNDRY:	Every floor has a laundry room shared by the 6 units on each floor at no additional cost (no in-suite laundry)
AGE:	1985 (38 years old)
ELECTRICAL:	Breakers (recent AGM meeting has approved individual unit owners the opportunity to upgrade the electrical panel to accommodate an in-unit heat pump)
ROOF:	Flat, tar/gravel
FOUNDATION:	Concrete
FLOORS:	Ceramic, carpet, luxury vinyl
WINDOWS:	Vinyl
EXTERIOR:	Brick
INTERIOR:	Drywall
PARKING:	Unground parking garage (exclusive spot #17 with cage locker (Additional Pin: 367210090 parking space)

ZONING:	B3.202
TAXES:	\$3,254.91 (2022 calculated)
CONDO FEES:	\$614.18 monthly
MANAGEMENT CO:	Sharon Shaver 613-541-1190
STORAGE UNIT:	Cage locker in front of parking space
PET FRIENDLY:	Yes, with restrictions
ROLL #:	101106010301026
PIN #:	367210026
HIGH SPEED INTERNET:	Available
HEATING:	Baseboard electric
COOLING:	Wall unit
RENTALS:	Hot water tank (Kingston Utilities)
STATUS CERTIFICATE:	Available
AMENITIES:	Balcony, elevators, laundry, visitor parking, exercise room, pool (roof & indoor), sauna, workshop, library, party room
CONDO FEE INCLUDES:	Building maintenance, building insurance, water, garbage, snow removal/landscaping
CHATELS INCLUDED:	Fridge, stove, dishwasher, window coverings
FIXTURES EXCLUDED:	None
SUGGESTED DEPOSIT:	\$20,000
SUGGESTED CLOSING:	Immediate