



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 833 Edgar Street, nestled in the serene Waterloo Village, a tranquil suburban neighborhood in Kingston's coveted west end. This charming, raised slab on grade bungalow offers a comfortable and convenient lifestyle with its thoughtfully designed layout and desirable features.

Boasting three bedrooms, each adorned with generous double closets, and two bathrooms, including a convenient 4-piece on the main floor and an additional 3-piece in the basement, this home provides ample space for families or individuals seeking comfort and functionality.

The allure continues as you step inside to discover a welcoming double-height foyer adorned with a luminous window and a convenient coat closet, setting the tone for the warm and inviting ambiance throughout. The main floor effortlessly flows into a spacious living and dining area, offering versatility for both relaxation and entertainment.

The heart of the home, the kitchen, is adorned with ample cabinetry and a pantry, catering to culinary enthusiasts and providing ample storage space.

Downstairs, which is a the fully finished rec room awaits, offering an additional space for recreation or relaxation. Step outside through the patio doors onto the back deck, equipped with privacy screens, perfect for unwinding in the peaceful surroundings. The laundry room/utility room adds convenience to daily chores.

This property also boasts a double-car garage with access from the lower level, providing added convenience and security.

Conveniently located near shopping, transit, parks, and schools, 833 Edgar Street offers the perfect blend of tranquility and accessibility. Don't miss the opportunity to make this exceptional property your new home.

Property Details

ADDRESS: 833 Edgar St, Kingston, K7M8Y4

TYPE: Single family residential

LEGAL DESCRIPTION: PT LT 6, PL 1980, PT 6, 13R13548; S/T FR513778 KINGSTON TOWNSHIP

SQ. FT:	1,257 above grade, 1,257 below grade (MPAC).
BEDROOMS:	3; on main floor. Primary features double closet.
BATHS:	2; 4 piece on main floor, 3 piece on basement level.
LAUNDRY:	In basement.
BASEMENT:	Full, fully finished. Walk-out to back yard.
AGE:	28 years (1996)
ELECTRICAL:	100-amp breaker panel.
ROOF:	Asphalt shingles.
FOUNDATION:	Concrete block, slab on grade.
FLOORS:	Carpet, vinyl.
CEILINGS:	Stucco.
WINDOWS:	Vinyl.
EXTERIOR:	Vinyl, brick.
INTERIOR:	Drywall
PARKING:	Double wide driveway
LOT SIZE:	30.03' x 141.11' (Geowarehouse).
GARAGE:	Double car attached garage

ZONING:	UR3.A
TAXES:	\$ 3616.09 (2023)
ROLL #:	101108018545500
PIN #:	360850262
HIGH SPEED INTERNET:	Available.
HEATING:	Forced air natural gas
COOLING:	Central air conditioning
COSTS:	Water/Sewer \$960.91/yr., Hydro- \$1104/yr., Natural gas- \$1415.47/yr.
RENTALS:	Hot water tank. \$41.14/ MTh.
WATER:	Municipal.
WASTE:	Municipal.
HOME INSPECTION:	Full version available at: www.gogordons.com
LOT DESCRIPTION:	Fenced rear yard, private deck
INCLUSIONS:	Fridge, Stove, dishwasher, washer, dryer.
FIXTURES EXCLUDED:	None
SUGGESTED DEPOSIT:	\$20,000
SUGGESTED CLOSING:	Immediate.

Visit Website:

- Full Home Inspection Report
- Full Zoning Provisions
- Total Property Video
- Schedule B
- Floor Plans
- Virtual Tour