

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 to learn more about this valuable service.

Thank you for your interest in this property.

Property Information

Welcome to the Admiral's Walk on the Park Condominiums at 334 Queen Mary Road in Kingston!

Situated just steps from the Rideau trail in a quiet spot, filled with green space and near to the Cataraqui River, this professionally managed building with on-site superintendent is easily accessible by public transit and within walking distance to the many amenities that Kingston's Central West end has to offer.

This 2-bedroom unit features laminate and ceramic flooring throughout, a 3-piece main bath with a large walk-in shower, a functional kitchenette and additional storage/utility space. The open concept living/dining room leads out to a private balcony with fantastic views of the surrounding green space.

Offering a maintenance free lifestyle, with its fantastic location and Amenities, Unit 506 at 334 Queen Mary Road in Kingston could be the perfect place to call your next home.

Property Details

ADDRESS: 506-334 Queen Mary Road, Kingston, On. K7M7E7

TYPE: Residential Condominium unit.

LEGAL DESCRIPTION: See Schedule B

SQ. FT:	763 +/- sq. ft (as per Mpac).
BEDROOMS:	2 bedrooms with full closets.
BATHS:	3 piece main bath with walk-in shower.
LAUNDRY:	Coin-op Laundry available on the same floor as the unit.
AGE:	43 years (1980).
ELECTRICAL:	Breaker panel in unit.
ROOF:	Tar and Gravel.
FOUNDATION:	Concrete block.
FLOORS:	Laminate, ceramic.
CEILINGS:	Drywall, plaster.
WINDOWS:	Vinyl.
EXTERIOR:	Brick.
INTERIOR:	Drywall.
PARKING:	1 designated parking space at rear of building (spot #41)
ZONING:	B1.160
TAXES:	\$2174.55 (2022).
CONDO FEES:	\$383.00/mo.
MANAGEMENT CO:	Alwington – 613-777-1676
STORAGE UNIT:	Available to rent from building management.
PET FRIENDLY:	No.

ROLL #:	1011060010014620000
PIN #:	367080067
HIGH SPEED INTERNET:	Available.
HEATING:	Electric.
COOLING:	2 Standing units included (window units not permitted in building).
RENTALS:	None.
WATER:	Municipal.
WASTE:	Municipal.
STATUS CERTIFICATE:	Available at www.gogordons.com .
AMENITIES:	Elevator, Exercise Room, Guest Suites, Party Room, Visitor Parking Building Insurance, Building Maintenance, Common Elements, Ground
CONDO FEE INCLUDES:	maintenance/Landscaping, Parking, Private Garbage Removal, Property Management Fees, Snow Removal, Water.
CHATELS INCLUDED:	2 Noma standing A/C units, fridge, stove, built in microwave with range hood.
FIXTURES EXCLUDED:	None.
SUGGESTED DEPOSIT:	\$20,000
SUGGESTED CLOSING:	Immediate

Visit Website:

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