



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 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 54 Abbey Dawn Drive. This charming bungalow features an attached garage, 3 bedrooms, 3 bathrooms located in the heart of the Loyalist Lifestyle Community in the historic Village of Bath.

As you step inside, you're greeted by the warmth of hardwood floors and the elegance of crown moulding. The spacious living/dining room provides a versatile space for gatherings. The adjacent kitchen with breakfast area and enchanting, screened sunroom which leads out to a metal gazebo on a spacious deck beckons you to unwind and enjoy the beauty of the mature landscaped gardens. With the property backing onto green space, privacy and tranquility are assured.

The primary bedroom boasts double closets and a convenient 3-piece ensuite providing a private sanctuary for relaxation. The second main floor bedroom boasts a bay window offering ample space for family or guests and a main floor 4-piece bathroom.

Venture downstairs to discover the fully finished basement, where a cozy gas fireplace awaits in the rec room. An additional bedroom and 2-piece bathroom and laundry room provide comfort and convenience, perfect for accommodating visitors or creating a home office.

The Village of Bath is located 15 minutes west of Kingston and offers many amenities including a marina, championship golf course, pickle ball club, cycling, hiking trails and many established businesses. There's something for everyone to enjoy in this vibrant community.

# Property Details

**ADDRESS:** 54 Abbey Dawn Dr, Loyalist, K0H1G0

**TYPE:** Single- Family Residential Detached

**LEGAL DESCRIPTION:** LT 52 PL 1181 EXCEPT PT 16  
29R7210; LOYALIST

SQ. FT:	1,181 above grade, 1,171 below grade (MPAC).
BEDROOMS:	3; 2 on main floor, primary includes double closets, 1 in basement.
BATHS:	3; 4-pc on main floor, 3-pc ensuite in primary bed, 2-pc on basement level.
LAUNDRY:	Basement level.
BASEMENT:	Fully Finished.
AGE:	27 years (1997).
ELECTRICAL:	100-amp Breaker panel.
ROOF:	Asphalt shingles.
FOUNDATION:	Concrete Block.
FLOORS:	Tile, Hardwood, Laminate, concrete.
CEILINGS:	Drywall, plaster, acoustic tile.
WINDOWS:	Vinyl.
EXTERIOR:	Vinyl Siding
INTERIOR:	Drywall, Panelling.
PARKING:	Single wide 2 car, asphalt private driveway.
GARAGE:	Single wide
ZONING:	R1-3.

TAXES:	\$4023.4 (2023).
ROLL #:	110402004002100.
PIN #:	451340352.
HIGH SPEED INTERNET:	Available.
HEATING:	Forced Air Natural Gas. Gas Fireplace.
COOLING:	Central Air.
COSTS:	Hydro (\$78.00/Mth), Water (\$204.00 Bi-Mth)
RENTALS:	Water softener (\$33.84/ Mth), Hot water tank (\$43.13/ Mth), Outdoor Sprinkler system.
WATER:	Municipal
WASTE:	Municipal
HOME INSPECTION:	Full version available at: <a href="http://www.gogordons.com">www.gogordons.com</a>
LOT DESCRIPTION:	Landscaped gardens, mature trees,
CHATELS INCLUDED:	Fridge, stove, dishwasher, microwave, washer, dryer.
FIXTURES EXCLUDED:	None.
SUGGESTED DEPOSIT:	\$20,000
SUGGESTED CLOSING:	Immediate

## Visit Website:

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