



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

Overlooking Lake Ontario Park walking trails with seasonal water view, this beautiful 2-bedroom, 2-bathroom condominium offers the perfect blend of comfort and convenience. Situated just a short stroll from Lake Ontario, the expansive Lake Ontario Park, and the prestigious Cataraqui Golf and Country Club, this property presents an unparalleled lifestyle opportunity.

As you enter, you'll be greeted by an open-concept design that seamlessly integrates the living, dining, and office areas, all bathed in natural sunlight from the large south-facing windows. Oak floors throughout the living, dining, office, and hallway areas add warmth and elegance, while the foyer, kitchen, and bathrooms feature tile flooring.

The modern kitchen is designed for both form and function, with partially opened walls, ample cabinet space, double sinks, and additional fold away counter space. Both bedrooms are generously sized and equipped with ceiling fans for added comfort. The primary bedroom boasts spacious closets and a 3-piece ensuite bathroom with a walk-in shower, complete with tile surround, a grab bar, and convenient corner seats. The main 4-pc bathroom features a full bathtub with tiled surround and grab bars.

One of the highlights of this condo is the private balcony, where you can enjoy feeling tucked away from the city and take in the natural surroundings and stunning seasonal views of Lake Ontario—a perfect spot to unwind after a long day or enjoy a quiet morning.

Regardless of your hobbies this building has what you need. For the outdoor enthusiasts, this property is ideally located just a short walk from Lake Ontario, and the Cataraqui Golf and Country Club, and offers easy access to outdoor activities such as

pickleball or tennis and scenic trails. If you prefer to stay indoors, there is a beautiful library overlooking the city, a gardening room with expansive Lake Ontario views, a workshop, and a party room with many social events and a great community.

# Property Details

**ADDRESS:** 405-1000 King Street W, Kingston, ON

**TYPE:** Condominium apartment

**LEGAL DESCRIPTION:** UNIT 5, LEVEL 4, FRONTENAC CONDOMINIUM PLAN NO. 28; PT LT 16, CON BF, PT WATER LT IN FRONT OF LT 16 CON BF, PART 2-10, 13R8703, MORE FULLY DESCRIBED IN SCHEDULE 'A' OF DECLARATION FR511317; KINGSTON

SQ. FT:	1405 ft <sup>2</sup> (as per plans)
BEDROOMS:	2
BATHS:	2 (4-pc main, 3-pc ensuite)
LAUNDRY:	Insuite Laundry Room
BALCONY:	Private with park & seasonal water views
AGE:	1988
ELECTRICAL:	100 amp breaker panel
FLOORS:	Oak hardwood throughout the living/dining and hallway, tile in the foyer, kitchen, and bathrooms, vinyl in laundry and storage
EXTERIOR:	Brick
PARKING:	Deeded underground parking
STORAGE:	In-unit in addition to parking storage bin
TAXES:	\$5,340.63

CONDO FEES:	\$1,234.34
UTILITIES:	\$91/month
MANAGEMENT CO:	Royal Property Management
PET FRIENDLY:	Restricted (see status certificate)
ROLL #:	101107015000420
PIN #:	367280019
HEATING:	Electric baseboard
COOLING:	Wall unit in main room and bedrooms
RENTALS:	None
STATUS CERTIFICATE:	Ordered and will be available upon request
AMENITIES:	Pickleball courts, tennis courts, games room, pool, sauna, hot tub, exercise room, guest suite, party room, library, gardening room, wood working room, car wash
CONDO FEE INCLUDES:	Exterior maintenance, snow removal, landscaping, water, common elements
CHATELS INCLUDED:	Fridge, stove, dishwasher, washer, dryer,
FIXTURES EXCLUDED:	Mysa thermostats (previous model will be re-installed prior to closing)
SUGGESTED DEPOSIT:	\$20,000
SUGGESTED CLOSING:	October 1st (flexible)

## Visit Website:

- Status Certificate
- Total Property Video
- Floor Plans
- Virtual Tour