



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 1186 Lincoln Drive, a charming semi-detached all-brick bungalow nestled in the heart of Kingston's family-friendly Bayridge neighborhood. Built in 1967, this home brims with potential, offering the perfect canvas for a new family to create lasting memories. With approximately 850 square feet of living space, it features two bedrooms, a 4-piece bathroom, and a bright kitchen with a cozy breakfast nook bench.

The basement includes a welcoming gas fireplace, ideal for family gatherings or relaxing evenings. Step outside to a large, fully fenced backyard, providing ample privacy and space for outdoor enjoyment. The yard also includes a unique garden shed with a loft, currently used as an art studio, fully wrapped in wood paneling and equipped with electricity—a perfect retreat for creativity.

Located within walking distance to parks, schools, transit, and shopping amenities, 1186 Lincoln Drive offers both comfort and convenience. Whether you're exploring the nearby parks, running errands, or commuting, everything you need is right at your doorstep. Don't miss the chance to make this lovely property your own!

# Property Details

**ADDRESS: 1186 Lincoln Dr, Kingston, K7M4Z8**

**TYPE: SEMI\_DETACHED**

**LEGAL DESCRIPTION: PT LT 19, PL 502, PART 1, 13R6993;  
KINGSTON TOWNSHIP**

SQ. FT:	850' above grade, 923' below grade (MPAC)
BEDROOMS:	2: main floor
BATHS:	1: 4-pc main floor
LAUNDRY:	Basement
BASEMENT:	Full, Partially finished
AGE:	1967
ELECTRICAL:	100-amp breaker panel
ROOF:	Asphalt
FOUNDATION:	Concrete block
FLOORS:	Hardwood, vinyl, carpet, cement
CEILINGS:	Drywall, Stucco
WINDOWS:	Vinyl
EXTERIOR:	Brick
INTERIOR:	Drywall, original hardwood floors
PARKING:	Single wide paved driveway with double parking at the bottom of driveway, 3 cars
GARAGE:	None
ZONING:	UR2 – Urban Residential Zone
TAXES:	2,747.26 (2024)
LOT SIZE:	45.00' x 170.00' (Geowarehouse & MPAC)

ROLL #:	101108015009301
PIN #:	361210126
HEATING:	Forced air gas furnace (2022)
FIREPLACE(S):	1: Gas burning stove in basement
COOLING:	None
RENTALS:	Hot water heater (\$ 98.09/mth) Reliance
MONTHLY COSTS:	Utilities (\$154.41), Hydro (\$98.37)
WATER/WASTE:	Municipal
LOT DESCRIPTION:	Private, fenced, mature trees, shrubs, landscaped. Garden shed with upper loft fully finished with wood paneling and electricity currently being used as an art studio.
CHATELS INCLUDED:	Fridge, gas stove, hood fan, washer, dryer, chest freezers, gas lawnmower (as is condition)
FIXTURES EXCLUDED:	None
SUGGESTED DEPOSIT:	\$20,000
SUGGESTED CLOSING:	Immediate

## Visit Website:

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