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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

Nestled in the heart of Kingston's historic Portsmouth Village, 34 Richard Street stands as a testament to timeless elegance and heritage charm. This stone house, built in 1850, is a designated heritage property, adding a touch of historical significance to its character.

Upon arrival, the property welcomes you with a beautifully landscaped private lot, a testament to the care and attention to detail invested in its surroundings. The location is a perfect blend of seclusion and convenience, offering proximity to amenities and the scenic beauty of Kingston's Olympic harbor.

Step inside, and you'll find a meticulously renovated interior that seamlessly combines the original stone and brick elements with modern materials, creating a harmonious balance between the past and the present. The result is a space that exudes both warmth and contemporary sophistication.

The house boasts four bedrooms and three bathrooms, providing ample space for a growing family or those who love to entertain. The sitting room is a cozy retreat, featuring a gas fireplace that adds an extra layer of comfort. The updated kitchen is a chef's delight, marrying functionality with style.

One of the highlights is the main floor walkout to the rear back yard, landscaped with a mature perennial garden, a private oasis where you can unwind and enjoy the tranquility of the surroundings. Additionally, the primary bedroom has a large seating area offering a breathtaking view of the harbor, providing a constant reminder of the beauty that Kingston has to offer.

34 Richard Street is not just a house; it's a journey through time, a carefully preserved heritage property that seamlessly integrates the old with the new. This residence invites you to experience the best of both worlds, where historic charm meets modern luxury in the heart of Kingston's picturesque Portsmouth Village.

## Property Details

**ADDRESS:** 34 Richard Street, Kingston, On. K7M2K2

**LEGAL DESCRIPTION:** PT LT 29 S/S RICHARD ST PL 54 KINGSTON CITY; PT LT 30 E/S MOWAT AV & S/S RICHARD ST PL 54 KINGSTON CITY PT 1 & 4 13R17442 S/T INTEREST IN FR736494; KINGSTON; THE COUNTY OF FRONTENAC

SQ. FT:	1,692 above grade (MPAC).
BEDROOMS:	4; 3 on second floor, 1 on main floor; Primary includes 4 piece ensuite bath, seating area, and water view.
BATHS:	3; 2 piece main floor, 4 piece primary on second floor, 4 piece ensuite in primary bedroom.
LAUNDRY:	Main floor laundry with laundry sink.
BASEMENT:	Crawl space.
AGE:	173 years (1850 – historic plaque notes 1843).
ELECTRICAL:	100 amp breaker panel, upgraded wiring.
ROOF:	Asphalt shingle.
FOUNDATION:	Stone.
FLOORS:	Custom softwood milled from reclaimed logs on the Ottawa river, ceramic.
CEILINGS:	Drywall.
WINDOWS:	Vinyl.
EXTERIOR:	Stone.
INTERIOR:	Drywall, stone, brick, wood.

PARKING:	Shared driveway, single car garage space.
LOT SIZE:	41.22'x128.39'
ZONING:	UR-12
TAXES:	\$4774.62 (2023).
ROLL #:	101107009002700.
PIN #:	362640257.
HIGH SPEED INTERNET:	Available.
HEATING:	Forced air natural gas.
COOLING:	Central Air Conditioning.
MONTHLY COSTS:	Hydro - \$70., Water/Sewer - \$188, Gas – \$200
RENTALS:	Hot water.
WATER/WASTE:	Municipal/Sewers.
LOT DESCRIPTION:	Landscaped, partially fenced.
CHATELS INCLUDED:	Fridge, stove, dishwasher, washer, dryer.
FIXTURES EXCLUDED:	Neon Cow fixture on garage.
SUGGESTED DEPOSIT:	\$50,000
SUGGESTED CLOSING:	Immediate.

## Visit Website:

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