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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

Welcome to 8 Barker Drive, conveniently located in the east end of Kingston, a charming, elevated bungalow on a large corner lot, nestled in one of the city's most sought-after neighborhoods. Boasting an array of desirable features, this property is sure to capture your heart.

As you approach, you'll be greeted by the convenience of an attached garage with workshop and storage. The fenced yard, complete with a large deck, offers a private oasis for outdoor enjoyment, framed by landscaped gardens and a mixture of mature trees that provides shade and serenity.

Step inside to the double-height foyer, where natural light floods the space, creating an inviting ambiance. The kitchen features a skylight, generous kitchen island with a live edge countertop, gas range and ample cabinetry perfect for preparing meals.

Entertain with ease in the open concept dining room and living room, where an electric fireplace provides warmth and charm on cooler evenings. The heart of the home is the sunroom, off the dining room. This sunroom offers two distinct areas. The first is a bright and inviting space perfect for enjoying your morning coffee, reading a book, or simply soaking in the natural light. The second area provides direct access to the deck and rear yard and has been utilized as an office, featuring a separate entrance along the side of the house, which enhances privacy and convenience. With two sets of patio doors, this room is adorned with a gas fireplace, its brick-faced backing exuding warmth controlled by a thermostat, ensuring comfort during the winter months. This versatile space is ideal for both a home office and gatherings for relaxation.

On the main floor you will find three well-appointed bedrooms and a 3-pc bathroom with walk-in shower, the primary bedroom has a walkout to the rear deck, spacious closets, and a 3-pc ensuite bathroom with walk-in shower. This ensures that you have all the space you need for your personal sanctuary.

For extra living space and potential income, the finished basement features an in-law suite with private access from the garage, a spacious bedroom, 3-piece bathroom, a kitchenette with fridge and corner gas fireplace, allowing you to personalize the space to suit your unique needs and preferences.

In summary, 8 Barker Dr is a delightful and well-maintained home in a highly desirable Kingston neighborhood. With its blend of comfort, space, and potential, it's the perfect canvas for your future memories and dreams. Don't miss the chance to make this your next home.

## Property Details

**ADDRESS:** 8 BARKER Dr, Kingston, ON K7K 6L2

**TYPE:** Single-family detached

**LEGAL DESCRIPTION:** LT 44, PL 1779; PITTSBURGH

SQ. FT:	1,304 above grade, 1228 below grade (MPAC).
BEDROOMS:	3 on the main floor including a primary that features double closets, additional bedroom in the finished basement.
BATHS:	3; 3- piece on main floor, 3- piece ensuite, 3- piece on basement level.

LAUNDRY:	Basement level.
BASEMENT:	Fully finished. features an in-law suite, additional bedroom, 3-piece bath, kitchenette.
AGE:	37 years (1987).
ELECTRICAL:	100 Amp breaker panel.
FIREPLACES:	4: 2- Electric, 2- gas.
ROOF:	Steel (50 year transferable warranty).
FOUNDATION:	Concrete block.
FLOORS:	Tile, hardwood, vinyl, carpet.
CEILINGS:	Drywall, plaster.
WINDOWS:	Vinyl.
EXTERIOR:	Brick, vinyl.
INTERIOR:	Drywall, wood paneling.
PARKING:	Double wide private driveway, single wide attached garage.
LOT SIZE:	134.02' x 113.99' (Geowarehouse).
ZONING:	UR2. A.
TAXES:	\$4,065.74 (2023).
ROLL #:	101109009009814.
PIN #:	362620273.
HIGH SPEED INTERNET:	Available.
HEATING:	Forced air natural gas.
COOLING:	Central air conditioning.
COSTS:	Water- \$87.71/mth., Hydro - \$185.90/mth., Natural gas - \$162.00/mth.

RENTALS:	None.
WATER:	Municipal.
WASTE:	Municipal.
HOME INSPECTION:	Full version available at: <a href="http://www.gogordons.com">www.gogordons.com</a>
LOT DESCRIPTION:	Fenced rear yard, private deck, mature landscaped gardens.
INCLUSIONS:	Fridge, Stove (gas), dishwasher, washer, dryer, BBQ (gas).
FIXTURES EXCLUDED:	None.
SUGGESTED DEPOSIT:	\$20,000.00
SUGGESTED CLOSING:	Immediate.

## Visit Website:

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