



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 to learn more about this valuable service.

Thank you for your interest in this property.

Property Information

Welcome to 554 Davis Drive!

This immaculately kept 3 bedrooms, 3 full bathrooms (2 full plus a two piece ensuite), 4 level side split home is located in a desirable west end neighbourhood.

This home boasts a long list of upgrades including a security system, new roof in 2007, large front energy efficient windows, break away basement windows, a gas fireplace with marble hearth in the main floor living/dining room (2017), colonial trim throughout the house, ceiling fans in most rooms, a new driveway with cement walkways installed on either side, and new cedar front steps designed for easier access to this special home.

In the top floor you will find 3 large bedrooms, a 4 piece bath and a 2 piece ensuite bath in the master bedroom. The main floor includes a large family room, a 3 piece bath with closed in laundry facilities. There is an upgraded kitchen with a built-in dishwasher and microwave. Downstairs you will discover a finished rec room featuring an insert where an electric fireplace could be installed, a utility room with built in wine cellar and a fully decked out and equipped billiard room!

Sitting on an ample 171' lot that backs onto a wooded portion of Bexley Gate Park this home boasts a double wide driveway leading to the double wide heated garage with automatic garage door opener and self closing interior door, a landscaped backyard, large walk out deck featuring a 12x16 gazebo and attached BBQ station, large storage shed at the rear of the property and a trash/recycling storage shed at the side.

554 Davis Drive is the perfect house to call home for your family. The lower level with its large front window can be left as a spacious rec room, the ultimate games room or

converted to a bedroom, office, or whatever suits you. The location is ideal as it is next to a child friendly park and shopping at the Cataraqui Centre and Riocan Centre stores as well as being right on public transit and school bus routes.

Property Details

ADDRESS: 554 Davis drive, Kingston, Ontario K7M8J6

TYPE: Single family residential

LEGAL DESCRIPTION: LT 2, PL 1931; KINGSTON TOWNSHIP

SQ. FT:	1551 (MPAC)
BEDROOMS:	3 on second level
BATHS:	3 piece on main floor, 4 piece on second floor, 2 piece ensuite
LAUNDRY:	Main level in washroom
BASEMENT:	Above grade, fully finished
AGE:	33 years (1989)
ELECTRICAL:	100 amp breaker panel
ROOF:	Asphalt shingles
FOUNDATION:	Concrete block
FLOORS:	Hardwood, ceramic, laminate, carpet
CEILINGS:	Drywall
WINDOWS:	Vinyl
EXTERIOR:	Brick veneer, Vinyl siding
INTERIOR:	Drywall
PARKING:	4 outdoors, 2 in garage
GARAGE:	Attached 2 car with oversized door

LOT SIZE:	47.12 ft x 171.3 ft (Geowarehouse)
ZONING:	R1-24
TAXES:	4137.42 (2021)
ROLL #:	1011080184031120000
PIN #:	362660415
HIGH SPEED INTERNET:	Cogeco
HEATING:	Forced air natural gas
COSTS:	Electricity: \$1000 / year Natural gas \$1200 / year
COOLING:	Central air conditioning
RENTALS:	None
WATER:	Municipal
WASTE:	Municipal
HOME INSPECTION:	Full version available at www.gogordons.com
LOT DESCRIPTION:	Landscaped, level
CHATELS INCLUDED:	Washer, Dryer, Fridge, Stove, Microwave, Central Vacuum, Gazebo
FIXTURES EXCLUDED:	None
SUGGESTED DEPOSIT:	\$20,000
SUGGESTED CLOSING:	Immediate

Visit Website:

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