



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 154 Seaforth Road, located in the desirable and family-friendly neighborhood of Strathcona Park. This spacious 3+1-bedroom, 2-bathroom 4-level back split was built in 1971 and offers approximately 1,852 sq. ft. of comfortable living space, perfect for a growing family.

Larger than it looks, this functional floorplan offers plenty of space for the whole family. The main floor is carpet free and offers a combined living and dining room with sliding glass doors to a deck and the back yard. The eat in kitchen has a pantry and side door to another small deck for access to the side yard and clothesline.

Upstairs are 3 good size bedrooms with wood parquet floors that share a 4-piece family bathroom.

The lower level has a family room with a wood burning fireplace, 4th bedroom and 3-piece bathroom. The basement level offers a versatile space that can be used as a playroom, craft room, or office. It also includes a summer kitchen, laundry room, and cold storage, ensuring all your functional needs are met. The crawlspace offers plenty of additional storage and houses the furnace, hot water tank, and 100-amp electrical panel.

The fenced backyard is a great size and features a patio with grape vines, garden beds and access to the garage.

Located in a beautiful mature neighbourhood just steps from Lord Strathcona Public School with easy access to transit and shopping, the 401 and beautiful downtown Kingston!

Property Details

ADDRESS: 154 Seaforth Rd, Kingston, K7M1E2

TYPE: Detached 4 Level Back Split

LEGAL DESCRIPTION: LT 39, PL 1510; S/T THE INTEREST IN FR312688, IF ANY; S/T FR184134 KINGSTON

SQ. FT:	1,824 sq. ft. +/- as per floor plans provided - exterior measurements (above ground)
BEDROOMS:	3+1
BATHS:	2; 1 4-pc main, 1 3-pc lower level
LAUNDRY:	Basement
BASEMENT:	Full, finished with family room, with crawlspace
AGE:	1971 (52 years old)
ELECTRICAL:	Breakers
ROOF:	Asphalt shingles
FOUNDATION:	Block
FLOORS:	Parquet hardwood, ceramic, carpet (parquet hardwood under carpet in family room)
CEILINGS:	Smooth, ceiling tile
WINDOWS:	Vinyl, aluminium
EXTERIOR:	Stone, brick, aluminium
INTERIOR:	Plaster/drywall, panelling
PARKING:	Double wide concrete driveway with parking for 4 cars
GARAGE:	Attached double car garage with 1 egdo and rear entry to back yard (no inside access, but just a few steps from the side patio door)

LOT SIZE:	66' x 110'
ZONING:	UR6
TAXES:	\$4,666.09 (2023)
ROLL #:	101106008003300
PIN #:	360780043
HIGH SPEED INTERNET:	Available
HEATING:	Forced air gas
FIREPLACE:	Family room (wood burning) non-compliant
COOLING:	Central air- (as is)
RENTALS:	None
HOME INSPECTION:	Full version available at www.gogordons.com
LOT DESCRIPTION:	Level, fenced
CHATELS INCLUDED:	Fridge, stove, dishwasher, washer, dryer
FIXTURES EXCLUDED:	None
SUGGESTED DEPOSIT:	\$20,000
SUGGESTED CLOSING:	Immediate

Visit Website:

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