



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 39 Ellesmeer Avenue in the adult lifestyle community of Walnut Grove!

Carpet free, this stone fronted, 2-bedroom, 2-bathroom end unit bungalow townhouse "Butternut" model is approximately 1,148 sq ft and has been very well maintained by the original owner!

Features include beautiful hardwood floors, an open concept kitchen and living area, attached single car garage with garage door opener and inside access, and convenient main floor laundry. The 2nd bedroom shares the main 3 pc bathroom and the generous primary bedroom includes a 4-pc ensuite and walk-in closet.

The unfinished basement has great ceiling height, a rough in for a future bathroom and plenty of space for a large family/recreation room and additional storage!

The Walnut Grove community offers residents a community center with numerous events and activities and year-round maintenance of the walk trails. Association fee is \$600/year.

This fabulous community is close to shopping, transit, and parks, with easy access to the 401 and just 15 minutes to beautiful downtown Kingston!

Property Details

ADDRESS: 39 Ellesmeer Avenue, Kingston, ON K7P 3J1

TYPE: Townhouse Bungalow

LEGAL DESCRIPTION: PT BLOCK 6, PL 13M39, PTS 10 & 11, 13R17779; S/T ROW IN FAVOUR OF THE OWNERS OF PT 12, 13R17779 OVER PT 10, 13R17779 AS IN FC12010; KINGSTON

SQ. FT:	1,148 +/- sq. ft. as per floor plans provided – interior measurements (above ground)
BEDROOMS:	2
BATHS:	2; 1 3-pc main bath, 1 4-pc ensuite
LAUNDRY:	Main floor
BASEMENT:	Full, unfinished, with rough in for future bathroom and good ceiling height
AGE:	2005 (18 years old)
ELECTRICAL:	100-amp panel (breakers)
ROOF:	Asphalt shingle
FOUNDATION:	Poured concrete
FLOORS:	Hardwood, ceramic
CEILINGS:	Stucco, drywall
WINDOWS:	Vinyl
EXTERIOR:	Stone front with vinyl siding
INTERIOR:	Drywall
PARKING:	Single wide asphalt driveway with concrete curbs and parking for 2 cars
GARAGE:	Attached, single car garage with inside access and garage door opener
LOT SIZE:	391.19 ft x 101.67 ft (there is a right of way for the middle neighbour to access their backyard)

ZONING:	UR3.B
TAXES:	\$3,722.10 (2022 calculated)
ROLL #:	101108019000443
PIN #:	360861630
HIGH SPEED INTERNET:	Available
HEATING:	Forced air gas, HRV (there is a maintenance agreement in place for the furnace and central air with Enercare that is assumable)
FIREPLACE:	None
COOLING:	Central air
RENTALS:	Hot water tank (Utilities Kingston)
WATER:	Municipal
WASTE:	Sewer
HOME INSPECTION:	Full version available at www.gogordons.com
LOT DESCRIPTION:	Level, landscaped, partially fenced
CHATELS INCLUDED:	Existing fridge, stove, washer, dryer, garage door opener
FIXTURES EXCLUDED:	None
SUGGESTED DEPOSIT:	\$20,000
SUGGESTED CLOSING:	Immediate

Visit Website:

- Full Home Inspection Report
- Walnut Grove Association Documents
- Full Zoning Provisions
- Schedule B
- Floor Plans
- Virtual Tour