



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 executive living at its finest. The ideal location of 554 Maple Lawn combines a country setting with a great community and suburban amenities. This deluxe country bungalow is set on 2.47 acres with over 3500 sq ft of living space.

As you enter the home the large windows, French patio doors, and ceilings as high as 10' create a bright inviting space. The main floor features an open concept layout with wide plank oak hardwood flooring throughout the living areas and professionally decorated tiled floors throughout the mudroom, laundry, and bathrooms. The two-tone custom Hawthorne kitchen includes an 8' island, built-in stainless-steel appliances, quartz counters, a pot filler, and a well-appointed walk-in pantry. The primary bedroom boasts a 10' tray ceiling, custom walk-in closet, and a large ensuite with a double vanity, soaker tub, and tiled walk-in shower. The main floor also includes a large laundry room, mudroom, 2-piece bathroom, as well as two bright bedrooms, and a well-appointed 4-piece bathroom with privacy from the living room via a barn door.

Walking down the oak stairs you find yourself in the custom walk-out basement where no expense was spared. With 9'6" ceilings you can get ready to swing golf clubs year-round or simply enjoy the space as it is. The basement includes an additional living room, a kitchenette/bar, billiards table, office, exercise room, 4-piece bathroom with a sauna, storage rooms, utility room, and two walkout sets of French patio doors leading to the rear yard.

This exterior offers even more to appreciate with ICF foundation, stone, hard plank board and batten and

horizontal siding, oversized windows, a 12'x15' deck off of the living room, a Juliet balcony, large, fenced yard, play structure, an attached three car garage, and large driveway with parking for all of your friends and family.

Special Features

- Main floor ceiling heights up to 10'
- Basement ceiling heights up to 9'6"
- Tray ceilings in main floor living room, primary bedroom, and throughout basement living spaces
- Many pot lights and overhead lights throughout
- Oversized main floor doors (primarily 8')
- Walk-in pantry with frosted glass door
- Large main floor laundry room
- Private kids or guest wing separated by barn door
- Custom Hawthorne kitchen with glass uppers
- Pot filler conveniently located at the stove
- 8' kitchen island with overhang
- 41" natural gas living room fireplace with accent wall
- Custom basement kitchenette/wet bar with large beverage center and 75"x38" island with overhang
- Luxurious basement bathroom with double vanity, walk-in shower, and sauna
- Bright basement office with walkout
- ICF foundation and under slab insulation
- Stone and hard board exterior
- 12'x15' deck and 10'x6' Juliet balcony with glass railings for unobstructed views
- Large covered front porch
- Oversized black window and door package
- 4 sets of French patio doors
- Large, fenced yard
- Fully sodded and seeded lawn with mature grass

Property Details

ADDRESS: 554 Maple Lawn Drive, Kingston, ON, K0H 1S0

TYPE: Executive bungalow with basement walkouts

LEGAL DESCRIPTION: LOT 1, PLAN 13M108 CITY OF KINGSTON

SQ. FT:	1864 sq ft main floor with over 3500 sq ft of living space on both levels (as per floor plans)
BEDROOMS:	3
BATHS:	3.5
LAUNDRY:	Main floor laundry room
BASEMENT:	9'6" finished basement with kitchenette/bar
AGE:	2021
ELECTRICAL:	200 amp (copper)
ROOF:	2021
FOUNDATION:	ICF Foundation and underslab insulation for improved energy efficiency
HEATING:	Forced Air Natural Gas Furnace
COOLING:	Central A/C (2021)
FLOORS:	Wide plank oak floors throughout the main level, tile floors in mudroom/laundry/bathrooms
CEILINGS:	9' ceilings on main level with tray ceilings up to 10', 9'6" basement ceilings with tray detailing.
WINDOWS:	Oversized windows and French door walkouts
EXTERIOR:	Stone, Hard plank board and batten, hard plank horizontal siding, and shake-style accents
PARKING:	10+ cars
GARAGE:	Oversized 3 car garage (726 sq ft)

LOT SIZE:	2.473 acres (292.72' of road frontage)
NEIGHBOURHOOD FEE:	\$40 annually for access to the private Edenwood Estates walking trails beside Colonel By Lake
PARKS:	Edenwoods Park is located at the end of the road
COSTS:	Gas: \$ 2179.85 Hydro: \$ 4792.48
TAXES:	\$ 6239.82
ROLL #:	101108027009411
PIN #:	363260562
RENTALS:	None (Hot water tank is owned)
WATER:	Drilled Well (10GPM production with 5GPM pump as per well record)
WASTE:	Septic System (2021)
INTERNET:	Bell Fibe
LANDSCAPING:	Fully fenced section with access from the basement, sodded and seeded grounds with front gardens
CHATELS INCLUDED:	Stove, hood fan, fridge, dishwasher, washer, dryer, basement beverage center, pool table, play structure, bathroom mirrors, TV mounts, window coverings
FIXTURES EXCLUDED:	None
SUGGESTED DEPOSIT:	\$50,000
SUGGESTED CLOSING:	Flexible

Visit Website:

- Full Zoning Provisions
- Schedule B
- Floor Plans + Virtual Tour