



Dear Prospective Buyer:

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

Fantastic End Unit Townhouse in a prime Kingston location!

This spacious end unit townhouse is filled with natural light and designed for comfortable family living. The main level features a bright, open-concept L-shaped living and dining area and spacious kitchen offers plenty of counter space and storage, making meal prep a breeze.

Upstairs, you'll find four good size bedrooms and a full 4-piece bath. The lower level adds even more living space with a cozy family room, a 2-piece bathroom, laundry, and a walkout to the fully fenced backyard.

An attached one car garage with an extra-long driveway provides parking for two additional cars, and with visitor parking conveniently located next door, there's always plenty of space when friends or family come by.

Ideally located just steps from the park, with public transit at the corner and quick access to the 401, shopping, schools, hospitals-this home truly has it all.

Property Details

ADDRESS: 39 Coventry Crescent Unit 39, Kingston ON K7M 7S8

TYPE: Condominium row 2 Storey Townhouse Single Family

LEGAL DESCRIPTION: See Schedule B

SQ. FT:	1,200 Sq ft above ground (MPAC)
BEDROOMS:	4 Bedrooms upper floor
BATHS:	2; 1-2piece basement, 1-4-piece Upper floor
LAUNDRY:	Basement
AGE:	41 years - 1984 (MPAC)
ROOF:	Asphalt shingles
FOUNDATION:	Concrete block
EXTERIOR:	Brick & Vinyl
INTERIOR:	Plaster
PARKING:	Attached garage – 1 car, asphalt driveway 2 car. With visitor parking right next door.
ZONING:	URM6
TAXES:	\$ 2,648.00 (2024)
CONDO FEES:	\$369.00 a month
MANAGEMENT CO:	Bendale, FCC #56
PET FRIENDLY:	Yes
ROLL #:	101106008002954
PIN #:	367560045

HEATING:	Forced air natural gas
COOLING:	A/C
HOT WATER TANK:	Owned
RENTALS:	None Known
WATER:	Municipal
WASTE:	Municipal
STATUS CERTIFICATE:	Available
CONDO FEE INCLUDES:	Ground maintenance, building insurance.
CHATELS INCLUDED:	Stove, Fridge, washer & dryer in as condition.
FIXTURES EXCLUDED:	None
SUGGESTED DEPOSIT:	\$20,000
SUGGESTED CLOSING:	Immediate

Visit Website:

- Status Certificate
- Home Inspection Report
- Schedule B
- Floor Plans
- Virtual Tour