



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 home to 435 Tanglewood, a well-maintained solid brick home with many updates and an ideal location.

The limestone front steps lead you to a tiled foyer with a classic center hall plan. The matching French doors to the left and right flow into an office that is over 215 sq ft and the formal dining room respectively, both with beautiful cherry floors. As you walk to the rear of the house the open concept kitchen/dining area has room for 4 stools at the granite counter, space for a kitchen table, and a sunken living room with a gas fireplace and pot lights throughout. Behind the kitchen is a mudroom and large 2-pc bathroom with newer laundry and cabinets as well as direct entry to the 2-car garage with additional overhead storage.

The upstairs level features 4 generous sized bedrooms with newer beech flooring throughout. The nearly 250 sq ft primary bedroom has a walk-in closet and ensuite bathroom. Updated in 2018, the bathroom boasts a walk-in shower with tiled surround, soaker tub, and hexagonal tiled floors. The second full bathroom was also renovated in 2018 and includes a double sink vanity, tiled tub surround, tiled floors, and mostly tiled walls (great for kids).

The basement features more great usable space with a large family room that includes a gas fireplace, wainscotting, pot lights, and a full wall of custom built-ins. In addition, the basement includes a large rec room, a 5th bedroom, updated 3-pc bathroom, storage and utility space, as well as direct access to the garage.

The expansive two-tiered deck provides great space for entertaining in the private back yard or spending quiet time with family. The play structure and sand box are included.

Property Details

ADDRESS: 435 Tanglewood Drive, Kingston, ON

TYPE: 2- Storey with attached garage

LEGAL DESCRIPTION: LT 122, PL 1794; KINGSTON TOWNSHIP

SQ. FT:	2428 Above Grade (As per MPAC)
BEDROOMS:	4 + 1
BATHS:	3.5 (4-pc ensuite, 5-pc main bath, 2-pc powder, 3-pc basement)
LAUNDRY:	Main floor (combined with large powder room)
BASEMENT:	1044 sq ft finished + 324 sq ft unfinished (As per MPAC)
AGE:	1989 (33 years)
ELECTRICAL:	200 amp
ROOF:	Composite Shingles (~2015 as per inspection)
FOUNDATION:	Concrete Block
FLOORS:	Hardwood, ceramic through main and upstairs, vinyl plank, carpet, and laminate in basement
WINDOWS:	Mostly triple glazed
EXTERIOR:	Brick
PARKING:	Double wide driveway, parking for 4+
GARAGE:	Oversized 2-car with inside entry
LOT SIZE:	60.01' x 152.2'
ZONING:	Residential (R1-3)

TAXES:	\$6,395.71 (2022)
ROLL #:	101108012128700
PIN #:	361120223
HEATING:	Forced air gas furnace
FIREPLACE:	2 Gas fireplaces (living room and basement)
COOLING:	Central air
RENTALS:	None (hot water tank owned)
WATER:	Municipal
WASTE:	Municipal
LOT DESCRIPTION:	Gently sloped with large private rear yard
CHATELS INCLUDED:	Fridge, dishwasher, gas range, range hood, electric oven, gas dryer, washer, play structure and sand box, sprinkler system, central vac, HWT
FIXTURES EXCLUDED:	None
SUGGESTED DEPOSIT:	\$25,000
SUGGESTED CLOSING:	Flexible (fall closing preferred)

Visit Website:

- Full Home Inspection Report
- Floor Plans
- Virtual Tour