



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 27 Graham Avenue! Built in 1945, this 2+1-bedroom, 2-bathroom bungalow is approximately 921 square feet and is just steps from Churchill Park and within walking distance to Queens University, both hospitals and beautiful downtown Kingston!

Move in ready, this home has been beautifully maintained and thoughtfully updated allowing for character and charm with features like glowing pine floors, and an updated kitchen with quartz countertops and luxury vinyl floors. The main bathroom features a cast iron claw foot tub, large freestanding shower and pine cabinet for extra storage and linens. The main floor laundry is efficient and provides extra storage.

The 2 bedrooms on the main floor are well sized and the primary bedroom has a double closet.

The finished lower level includes an additional bedroom with a large window, family room/flex space, recreation room with a beautiful Vermont Castings fireplace, 2-pc bathroom and a large workshop with outside access.

Beautifully landscaped, this little gem in the heart of mid-town will be the perfect place to call home!

Recent Updates Include: Main floor windows and side door 2021, Central Air 2020, Reno'd Kitchen 2019, Furnace 2017, Roof 2013, Sump Pump with Battery Back Up 2011

Property Details

ADDRESS: 27 Graham Avenue, Kingston, ON K7L 4H4

TYPE: Detached Bungalow

LEGAL DESCRIPTION: PT LTS 28 & 29, PL 171 AS IN CK60420; KINGSTON

| | |
|-------------|---|
| SQ. FT: | 921 sq. ft. +/- as per public records |
| BEDROOMS: | 2+1 |
| BATHS: | 2; 1 4-pc main level, 1 2-pc basement |
| LAUNDRY: | Main floor laundry room |
| BASEMENT: | Full basement, fully finished with additional bedroom, rec room with Vermont Castings Fireplace with remote control and thermostat, playroom, workshop/utility room and walk out to back yard |
| AGE: | 1945 (77 years old) newer addition (approx. 22 years old) |
| ELECTRICAL: | 200-amp panel, breakers |
| ROOF: | Architectural Asphalt Shingles (2012) |
| FOUNDATION: | Masonry Block |
| FLOORS: | Pine, ceramic, carpet, sheet vinyl (laundry room), luxury vinyl (kitchen) |
| CEILINGS: | Smooth |
| WINDOWS: | Vinyl, main level, triple glaze low-e argon (2021) new side door |
| EXTERIOR: | Vinyl |
| INTERIOR: | Drywall, pine |
| PARKING: | Single wide asphalt driveway with parking for 1 possibly 2 cars |
| GARAGE: | None |
| LOT SIZE: | 55.7 ft. x 76.38 ft |

| | |
|----------------------|--|
| ZONING: | A |
| TAXES: | \$3,681.77 (2022 calculated) |
| ROLL #: | 101102001002200 |
| PIN #: | 360250095 |
| HIGH SPEED INTERNET: | Available |
| HEATING: | Forced Air Gas (2017) |
| FIREPLACE: | Gas, Vermont Castings (remote control and thermostat) |
| COOLING: | Central Air Conditioning (2020) |
| RENTALS: | None |
| WATER: | Municipal |
| WASTE: | Sewer |
| HOME INSPECTION: | Full version at www.gogordons.com |
| LOT DESCRIPTION: | Level |
| CHATELS INCLUDED: | Fridge, stove, dishwasher, washer, dryer (see attached list of additional items) |
| FIXTURES EXCLUDED: | None |
| SUGGESTED DEPOSIT: | \$20,000.00 |
| SUGGESTED CLOSING: | 15-30 days |

Visit Website:

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