



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

Pride of ownership is obvious in this 3 + 1 bedroom, 2 full bathroom elevated brick bungalow in a desirable west end neighbourhood.

Featuring large picture windows, a connected dining room and kitchen with Quartz countertops and three main floor bedrooms all with large closets and a partial ensuite master bathroom.

Downstairs you will discover a finished rec room with cozy gas stove, an additional bedroom or den, a full updated bathroom, an updated laundry room, and a crafters or woodworkers dream workshop complete with benches and table saw!

Sitting on an extra deep 195' lot this home boasts a landscaped backyard with irrigation system, wrap around rear deck, BBQ station with metal gazebo, additional stand alone raised deck with gazebo, multiple garden sheds and raised flower beds.

467 Davis Drive is the perfect house to call home for your family. If the workshop was converted to a kitchen in the basement, you'd have a full-inlaw suite. Close to public transit, the Cataraqui Centre, and terrific parks!

Property Details

ADDRESS: 467 Davis Dr, Kingston, K7M8J7

TYPE: Detached elevated bungalow

LEGAL DESCRIPTION: LT 40, PL 1931; KINGSTON TOWNSHIP

SQ. FT:	1,189 +/- sq. ft.
BEDROOMS:	3 + 1
BATHS:	2; 1-4pc main and 1-4pc basement
LAUNDRY:	Laundry room in basement
BASEMENT:	Full, partially finished with rec room, bedroom, bathroom, laundry room and workshop
AGE:	1989 (33 years old)
ELECTRICAL:	200 amp breaker panel
ROOF:	Asphalt shingles (2013)
FOUNDATION:	Concrete block
FLOORS:	Carpet and vinyl
CEILINGS:	Drywall and stucco
WINDOWS:	Vinyl with decorative shutters
EXTERIOR:	Brick and vinyl with wrap around side and rear deck and standalone raised wooden patio
INTERIOR:	Drywall with centra vac system and natural gas stove in rec room
PARKING:	Paved double wide with curbs, space for 2 vehicles
GARAGE:	Attached single car garage with inside access, EGDO and pedestrian door to backyard
LOT SIZE:	50.20' x 194.55' (slightly irregular)

ZONING:	R1-24 Residential Zone
TAXES:	\$3,537.23 (2021)
ROLL #:	101108018403019
PIN #:	362660453
HEATING:	Forced air gas furnace
COOLING:	Central AC
COSTS:	Gas: \$92 / month
	Hydro: \$96 / month
	Utilities: \$70 / month
RENTALS:	Gas hot water tank (\$17 / month)
WATER:	Municipal
WASTE:	Sewers
LOT DESCRIPTION:	Generally level, partially fenced with irrigation system, 2 gazebos and 2 garden sheds
CHATELS INCLUDED:	Central Vac system, built in dishwasher, dryer, microwave, fridge, stove, washer, window coverings, 2 metal gazebos, 3 workbenches and saw, mounted pressure washer in garage and basement fridge/freezer
FIXTURES EXCLUDED:	None
SUGGESTED DEPOSIT:	\$20,000
SUGGESTED CLOSING:	30 days or sooner

Visit Website:

- Home Inspection Report
- Zoning Provisions
- Schedule B
- Floor Plans & Virtual Tour