



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 188 Johnson Street, a remarkable property nestled in the historic Sydenham Ward neighborhood!

This 2.5-story brick semi-detached home is designated heritage and offers more space than meets the eye. This stately residence boasts four bedrooms and two bathrooms, spanning approximately 2,058 square feet (+/-). Retaining its original character, the house showcases stunning wood floors, lofty ceilings, and exposed brick and stone walls across multiple levels.

The generously sized eat-in kitchen opens onto a deck that overlooks a private walled garden. The living and dining rooms feature pivoting glass doors, decorative radiator covers, and fireplaces (see home inspection).

On the second floor, you'll find the primary suite, which offers ductless air conditioning, built-in cabinetry, and a three-piece ensuite. Three additional bedrooms share a 4-piece bathroom, complete with a skylight that provides the space with natural light.

The spiral staircase leads to the finished third floor, where you'll discover a versatile area with an exposed limestone wall, ideal for use as an office space or family room, catering to your specific needs.

Completing the home is an unfinished basement, housing the mechanical systems, laundry area and storage.

Situated in the heart of downtown Kingston, this property enjoys an ideal location within walking distance to the waterfront, Hotel Dieu Hospital, Queen's University, as well as a vibrant array of shops and restaurants, making it the perfect blend of convenience and historical charm.

Property Details

ADDRESS: 188 Johnson St., Kingston, ON K7L 1Y1

TYPE: Semi-detached 2.5 Storey

LEGAL DESCRIPTION: PT LT 7 JOHNSON ST PL B27
KINGSTON CITY AS IN FR377341; KINGSTON; THE COUNTY
OF FRONTENAC

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|-------------|--|
| SQ. FT: | 2,058 +/- sq. ft. as per floor plans provided- exterior measurements (above ground) |
| BEDROOMS: | 4 |
| BATHS: | 2; 1 3-pc ensuite with clawfoot tub, 1 4-pc family bathroom with skylight |
| LAUNDRY: | Basement |
| BASEMENT: | Full, unfinished |
| AGE: | 1900 (123 years old) |
| ELECTRICAL: | 100-amp breakers (some knob and tube -see home inspection report) |
| ROOF: | Asphalt Shingles and synthetic rubber (see home inspection report) |
| FOUNDATION: | Stone |
| FLOORS: | Hardwood, softwood, carpet, vinyl |
| CEILINGS: | Plaster |
| WINDOWS: | Vinyl (1980), stained glass transom over front door |
| EXTERIOR: | Brick |
| INTERIOR: | Plaster/Drywall |
| PARKING: | Single wide interlock driveway with parking for 2- 3 cars |
| GARAGE: | None |

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|----------------------|--|
| LOT SIZE: | 33.5' x 132' |
| ZONING: | HCD3 Part V Designated Heritage Zone |
| TAXES: | \$8,032.36 (2023 Calculated) |
| ROLL #: | 101101011005600 |
| PIN #: | 360430123 |
| HIGH SPEED INTERNET: | Available |
| HEATING: | Hot Water Radiator |
| FIREPLACE: | 2; 1 dining room, 1 gas living room (both decorative only) |
| COOLING: | Ductless air conditioning units in kitchen and primary bedroom |
| RENTALS: | Hot Water Tank (Service Experts) |
| WATER/WASTE: | Municipal/Sewer |
| LOT DESCRIPTION: | Level, private walled back garden with wooden gate |
| CHATELS INCLUDED: | Window coverings, light fixtures |
| FIXTURES EXCLUDED: | None |
| SUGGESTED DEPOSIT: | \$25,000 |
| SUGGESTED CLOSING: | Immediate |

Visit Website:

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