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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](http://www.gogordons.com) to learn more about this valuable service.

Thank you for your interest in this property.

# Property Information

Attention investors or savvy buyers looking to create a second unit and have tenants supplement their mortgage. This 3-bedroom home with a separate basement entrance offers the opportunity for further basement development and income potential.

The home has been well maintained by a single owner since 1989 and was used as a principal residence for family before being used as an income property. It has had a number of significant updates and expenditures recently. Most notably, new windows in 2019, a new metal shingle roof 2020 (both with warranties), and new eavestroughs in 2022.

The bright main floor features solid oak floors throughout the living/dining room, hallway, and bedrooms with vinyl floors in the wet areas. The home has a large kitchen that provides great cabinet space and allows for a small table or additional storage. In addition, there is a 4-pc main bathroom rounding out this space that is turn-key to live in or continue renting.

In addition to the access from the foyer, the rear entrance provides private access to this full-height 800 sq ft basement. This mostly finished space could use a nice vinyl plank floor to finish it off, but boasts great height, a 3-pc bathroom, laundry facilities, lighting and electrical throughout, and 3 large windows in addition to the walkout door.

The single wide driveway provides space to fit 3 cars comfortably and the rear yard allows for a private setting to bbq or entertain without the hassle of maintaining a large lawn.

# Property Details

**ADDRESS:** 303 Kingsdale Avenue, Kingston, ON

**TYPE:** Elevated Bungalow

**LEGAL DESCRIPTION:** PT LTS 26 & 27 PL 1778 PTS 10 & 11  
13R8729; S/T FR525298 KINGSTON TOWNSHIP

SQ. FT:	1000 +/-
BEDROOMS:	3 main floor + basement potential
BATHS:	2 (4 pc main, 3 pc basement)
LAUNDRY:	Basement
BASEMENT:	Full height, partially finished (needs flooring)
AGE:	1989
ELECTRICAL:	100 Amp Breaker Panel (copper wiring)
ROOF:	Metal Shingles (2020)
FOUNDATION:	Concrete Block
FLOORS:	Hardwood, lino/vinyl, laminate
WINDOWS:	2019
EXTERIOR:	Brick and Vinyl
PARKING:	Single wide driveway, fits 2 cars
GARAGE:	None
LOT SIZE:	31.88 x 100'
ZONING:	UR2.A – Urban Residential Zone
TAXES:	\$2895.60
ROLL #:	101108018108001
PIN #:	362690023
HEATING:	High Efficiency Forced Air Gas (2010)

COOLING:	Central Air (2010)
RENTALS:	Hot Water Tank
WATER:	Municipal
WASTE:	Municipal
HOME INSPECTION:	See brokerage website
LOT DESCRIPTION:	Generally level, low maintenance city lot
CHATELS INCLUDED:	Fridge, Stove, Washer, Dryer
FIXTURES EXCLUDED:	None
SUGGESTED DEPOSIT:	\$20,000
SUGGESTED CLOSING:	Flexible

## Visit Website:

- Full Home Inspection Report
- Full Zoning Provisions
- Floor Plans
- Virtual Tour