

Property Information

Welcome to 606-115 Barrett Court, a tranquil haven nestled within The Deerfield Condominium. Enjoy breathtaking rooftop views overlooking Belle Island and the majestic Cataraqui River.

This spacious 2-bedroom, 2-bathroom home offers both comfort and convenience, featuring a seamless living and dining room combination that leads into a bright solarium. From there, step out onto a private balcony framed by mature trees and serene water views.

The kitchen, equipped with updated cabinetry, granite countertops, and a breakfast bar, offers both practicality and style. The expansive primary bedroom includes a walk-in closet and a beautifully updated 3-piece ensuite with a full marble walk-in shower and elegant onyx countertops. A generously sized second bedroom sits adjacent to an updated 4-piece bathroom. In-suite laundry provides added everyday convenience.

Notable upgrades that set this unit apart from the rest include:

- Aaben windows in the living room, dining room, bedroom, and den
- Solid oak flooring throughout
- Crown moulding in the front entrance, hallway, living room, and dining room
- Granite tile flooring in the storage room and front entrance
- Updated floor-to-ceiling solarium windows

- Porcelain tile in both bathrooms and the solarium
- New kitchen countertops and breakfast nook
- Updated colonial-style doors throughout
- Full marble tiled shower stall in the ensuite bathroom
- Onyx countertops in both bathrooms
- Updated Toto toilets in both bathrooms
- Moen faucets in the kitchen and both bathrooms
- Five-blade ceiling fans in the den and bedroom
- Updated security locks on the entrance door
- Upgraded charcoal exhaust fan over the stove
- Full kitchen tile backsplash, including behind the stove to the floor
- Lazy Susan cupboard in the kitchen
- Dining room chandelier with candlelight dimmer switch
- Electrohome wall-mounted air conditioner
- Stained glass window in the dining room
- Custom shelving in all closets and cupboards

Residents of The Deerfield indulge in an array of amenities, from a guest suite to an indoor pool, exercise room, community gardens, workshop, games room, library, sauna, gym, BBQ facilities, and the expansive meeting room, ideal for hosting gatherings or meetings. With secure entry and meticulously managed common elements, including a

rooftop patio, where comfort and convenience define the living experience here.

Conveniently located near essential amenities and major transportation routes, this unit presents a rare opportunity to enjoy Kingston living at its finest.

Discover the charm of 606-115 Barrett Court – welcome home.

Property Details

ADDRESS: 606-115 Barrett Court Kingston, Ontario K7L5H6

LEGAL DESCRIPTION: UNIT 6, LEVEL 6, FRONTENAC CONDOMINIUM PLAN NO. 43; PT LT 1, PL 1932, PART 1, 2, 3, 4, 5 & 6, 13R10000, MORE FULLY DESCRIBED IN SCHEDULE 'A' OF DECLARATION FR558699; PITTSBURGH

SQ. FT:	1,289
BEDROOMS:	2; Primary bedroom features walk in closet and ensuite bath.
BATHS:	2; 4 piece main bath, 3 piece ensuite off of primary bedroom with walk-in shower.
LAUNDRY:	Ensuite
AGE:	34 years (1991)
ELECTRICAL:	Breaker panel
INTERIOR:	Solid oak hardwood, ceramic tile, drywall, vinyl windows
PARKING:	1 outside parking space (exclusive use, assigned by management)
ZONING:	R3-5
TAXES:	\$3,213.44 (2024)
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CONDO FEES:	\$887.27/mo
MANAGEMENT CO:	Bendale Property management
STORAGE UNIT:	1 storage locker (exclusive use, assigned by management)
PET FRIENDLY:	Yes, limited
ROLL #/ PIN#:	101109009110606 / 367430064
HEATING:	Baseboard electric
COOLING:	Window Air conditioner
UTILITY COSTS:	Hydro - \$1,500/year
RENTALS:	None
WATER/WASTE:	Municipal
AMENITIES:	Secure Entrance, Elevator, Exercise Room, Indoor Pool, Party Room, Guest Room, Sauna, Rooftop Patio, Community BBQ, Library, Games Room.
CONDO FEE INCLUDES:	Building Insurance, Common Elements, Exterior Maintenance, Ground Maintenance/Landscaping, Parking, Private Garbage Removal, Snow Removal, Water.
CHATELS INCLUDED:	Fridge, Stove, chest Freezer, washer, dryer (all in as is condition)
FIXTURES EXCLUDED:	None
SUGGESTED CLOSING:	Immediate

Visit Website:

- Status Certificate & Schedule B & Floor Plans