

Dear Prospective Buyer:



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

Thank you for your interest in this property.

# Property Information

Don't miss this rare opportunity to own a piece of Kingston history in The Bajus Condominiums, built on the site of the old Bajus Brewery!

Located in the heart of downtown, this 1 bedroom, 2 full bath condominium apartment features large, bright windows and a patio door right off the living space. You will appreciate the abundance of natural light and fresh air.

This unique condo has been modified to create a more spacious living area but could be converted back to a 2-bedroom unit if so desired.

The South facing open concept living/dining area with wood floors opens onto a lovely balcony.

The unit also features a primary bedroom with ensuite 4-piece bath, an additional 3-piece bath with walk-in shower, in-suite laundry, underground parking, and plenty of storage space including a locker.

Building amenities include a library, party room, exercise area, craft room and patio area.

Complete with all appliances included - just move in and enjoy downtown living where everything you need is within walking distance, including concert venues, amazing restaurants, great shopping local hospitals, and the KP trail is only steps from your door!

# Property Details

**ADDRESS:** 407 - 2 Bay St, Kingston, K7K6T7

**TYPE:** Condominium

**LEGAL DESCRIPTION:** See schedule B

SQ. FT:	1100 (MPAC)
BEDROOMS:	1; master with ensuite bath and divided office space.
BATHS:	2; 3piece main bath, 4 piece ensuite in master bedroom.
LAUNDRY:	In suite (machines purchased in 2022)
AGE:	34 years (1988)
ELECTRICAL:	Breaker panel
FLOORS:	Laminate, carpet, Ceramic
CEILINGS:	Drywall, stucco
WINDOWS:	Vinyl
EXTERIOR:	Brick
INTERIOR:	Drywall
PARKING:	1 underground parking space; #11
COSTS:	Electricity: \$1200/yr.
ZONING:	C
TAXES:	\$3892.06 (2022)
CONDO FEES:	\$777.76/mo. (2022)
MANAGEMENT CO:	Bendale Management
STORAGE UNIT:	#11
PET FRIENDLY:	Limited

ROLL #:	1011030110068370000
PIN #:	367300027
HIGH SPEED INTERNET:	Available (Cogeco)
HEATING:	Electric
BALCONY:	Open
COOLING:	Wall unit
RENTALS:	None
WATER:	Municipal
WASTE:	Municipal
STATUS CERTIFICATE:	Full version available
AMENITIES:	Exercise room, games room, library, party room, rooftop patio, garden.  Building insurance, building maintenance, common elements,
CONDO FEE INCLUDES:	grounds maintenance, parking, property management fees, roof, snow removal, water.
CHATELS INCLUDED:	Fridge, stove, washer, dryer, microwave, dishwasher, all window coverings and fixtures.
SUGGESTED DEPOSIT:	\$20000
SUGGESTED CLOSING:	Immediate

## Visit Website:

- Status Certificate
- Total Property Video + Schedule B
- Floor Plans + Virtual Tour