



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 451 Molly Mcglynn St.! This 3-bedroom, 1.5-bathroom end unit townhouse built in 1995 is approximately 1,330 sq.ft. +/- and move in ready!

This home has had many recent updates including a beautiful kitchen with stainless steel appliances, marble back splash and quartz countertops. The breakfast room walks out to 1 of 2 decks and features an above ground pool that will be the perfect solution to these hot summer days!

The primary bedroom on the second floor can easily accommodate a king-sized bed, has a large closet and is semi-ensuite. The additional 2 bedrooms are well sized, and one has a walk-in closet.

The lower level is finished with a great family room, laundry area and plenty of storage space.

The attached single car garage has inside access just down the hall from the 2-pc powder room.

Being an end unit townhouse, enjoy easy access to the backyard that has a fabulous above ground pool that will be a great gathering place for family and friends to enjoy all summer long!

Conveniently located close to schools, parks, transit, shopping and just minutes from beautiful downtown Kingston!

Property Details

ADDRESS: 451 Molly Mcglynn Street, Kingston, ON K7K 7C2

TYPE: End Unit Townhouse

LEGAL DESCRIPTION: PT BLK 119, PL 1974, PTS 11 & 12, 13R12960; S/T FR621519 PITTSBURGH

SQ. FT:	1,330 +/- sq.ft. as per floor plans provided (exterior measurements, above ground)
BEDROOMS:	3
BATHS:	1.5: 1 4-pc semi ensuite/main bathroom second floor, 2-pc powder room, main floor
LAUNDRY:	Basement
BASEMENT:	Full basement, fully finished
AGE:	1995 (28 years old)
ELECTRICAL:	Breakers
ROOF:	Asphalt shingles (2018)
FOUNDATION:	Poured concrete
FLOORS:	Hardwood, porcelain tile (kitchen), ceramic, carpet, vinyl
CEILINGS:	Drywall, stucco
WINDOWS:	Vinyl
EXTERIOR:	Brick, vinyl
INTERIOR:	Drywall
PARKING:	Single wide asphalt driveway with parking for 2 cars (newly paved driveway July 2022)
GARAGE:	Attached single car garage with inside entry and garage door opener.

LOT SIZE:	26.57' x 121.93'
ZONING:	R4, R6
TAXES:	\$3,407.00 (2023)
ROLL #:	101109009020656
PIN #:	363390125
HIGH SPEED INTERNET:	Available
HEATING:	Forced air gas (2017)
FIREPLACE:	None
COOLING:	Central air conditioning (2017)
RENTALS:	On demand HWT (Reliance approx. \$42/month)
WATER:	Municipal
WASTE:	Sewer
HOME INSPECTION:	Full version available at www.gogordons.com
LOT DESCRIPTION:	Level, fenced, landscaped
CHATELS INCLUDED:	Fridge (2021), stove (2021), dishwasher 92021), over range microwave, washer, dryer, light fixtures, above ground pool and accessories (stored in deck box), egdo
FIXTURES EXCLUDED:	None
SUGGESTED DEPOSIT:	\$20,000
SUGGESTED CLOSING:	End of August

Visit Website:

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