



GORDON'S
DOWNSIZING &
ESTATE SERVICES LTD., BROKERAGE



KINGSTON
170 NAPIER STREET



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

Located south of Brock Street in sought-after Sunnyside, this solid brick 2-bedroom, 1+ bathroom bungalow offers timeless charm and modern updates, all within walking distance to Queen's University, parks, hospitals, and downtown. Convenient access to express bus routes makes commuting a breeze.

Inside, you'll find original wood floors running through the foyer, living/dining area, and both bedrooms. The spacious, sun-filled kitchen faces south and features solid wood cabinetry, new quartz countertops, an undermount double sink with pull-down sprayer, tile flooring, and black appliances for a sleek, cohesive look.

The renovated bathroom blends classic and contemporary design with a clawfoot tub and wraparound curtain, subway tile surround, marble hex floor tiles, and an updated vanity.

The unfinished basement offers great potential with both side and rear entrances—including a glass rear door that brings in natural light—ideal for storage, hobbies, or future development.

Step outside to a private, fully fenced backyard—perfect for gardening, entertaining, or simply relaxing. A detached garage/workshop provides space for tools, hobbies, or additional storage, and the long driveway offers ample off-street parking.



Numerous updates include:

- Furnace & A/C (2022)
- Google Nest thermostat (2019)
- Exterior doors (2020)
- Rear retaining wall, parging, repointing (2019)
- Fencing (2016)
- Windows (2015)
- Plumbing upgrades, concrete walkway, chimney rebuild, and metal soffits (2014)

Whether you're looking for a smart investment, a first home, or a downsizing opportunity, this home is a rare find in a central location.

Property Details

ADDRESS: 170 Napier Street, Kingston, K7L 4G5

TYPE: Elevated Bungalow

LEGAL DESCRIPTION: PT LTS 31 & 32, PL 171 AS IN
FR297208; KINGSTON

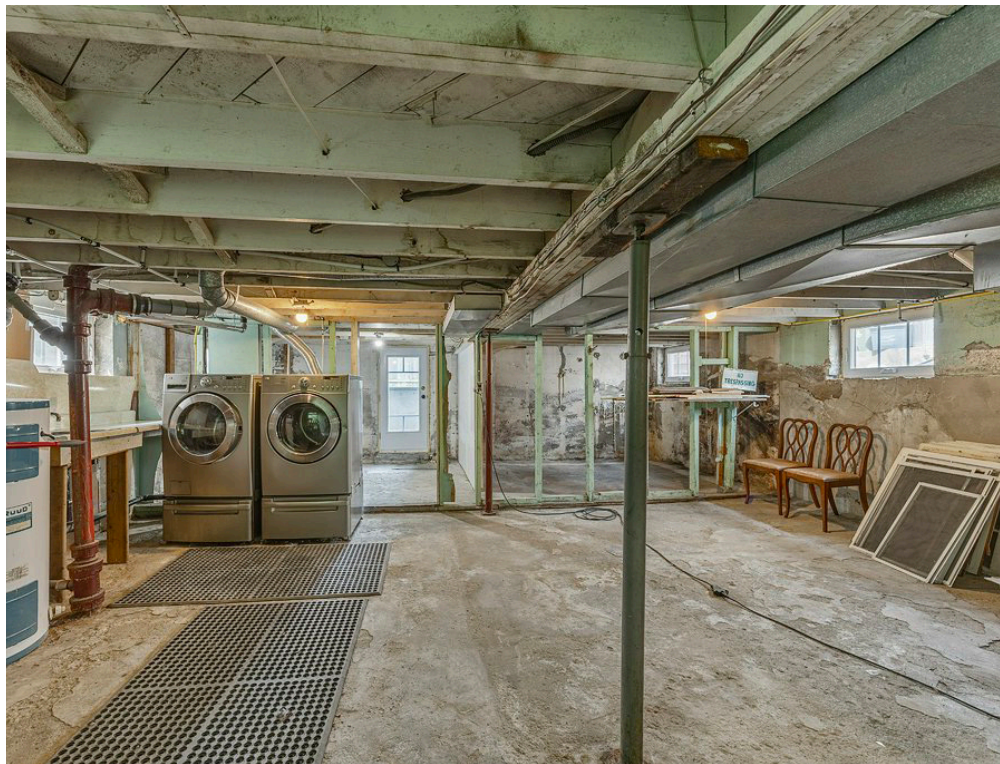
SQ. FT:	751 (as per MPAC)
BEDROOMS:	2
BATHS:	1.5 (4-pc main, basement toilet)
LAUNDRY:	Basement
BASEMENT:	Full unfinished, with side and rear entrances
AGE:	1942
ELECTRICAL:	100 amp
ROOF:	Asphalt Shingles



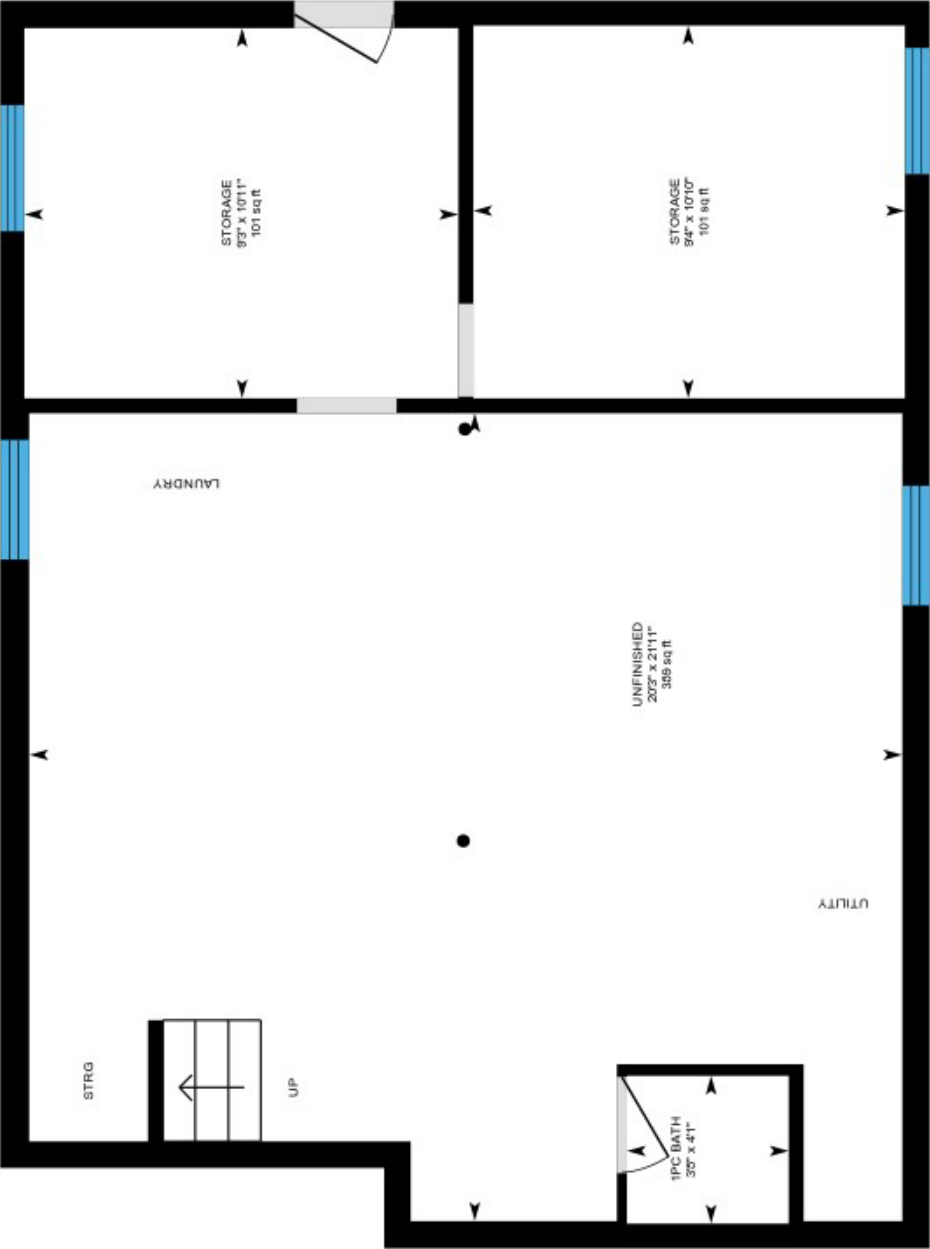
FOUNDATION:	Concrete Block
FLOORS:	Hardwood, marble tile, ceramic tile
EXTERIOR:	Brick
WINDOWS:	Aaben windows and doors (2015 and 2019)
PARKING:	3 cars (laneway and garage)
GARAGE:	Detached 1-car
LOT SIZE:	38.77' x 79.72'
ZONING:	UR5
TAXES:	\$4065.67 (2025)
ROLL # / PIN #	101102001002800/360250099
HEATING:	Forced air gas (2022)
COOLING:	Central air conditioning (2022)
FIREPLACE:	Decorative
RENTALS:	None
WATER/WASTE:	Municipal
LOT DESCRIPTION:	Fully fenced, private, back patio space
CHATELS INCLUDED:	Fridge, Stove, OTR Microwave, Dishwasher, Washer, Dryer
FIXTURES EXCLUDED:	Primary bedroom furniture and painting above the fireplace
SUGGESTED DEPOSIT:	\$20,000
SUGGESTED CLOSING:	Immediate (flexible)

Visit Website:

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







WE HELP. YOU MOVE ON.

"My sister had a sudden medical emergency that took her to hospital and it was clear that she could no longer return to her home and live alone, and so a seniors residence was found for her and that's where Gordon's came in. Gordon's helped her move her personal effects and her furnishings that she could bring to her new residence, then they set her up in her new accommodation. The house was then put on the market for sale and Gordon's looked after that and sold the house on very favorable terms.

Throughout, Gordon's demonstrated professionalism, efficiency, and most importantly, a real sensitivity to just how traumatic it was for my sister to leave her house in the circumstances in which she found herself. The folks at Gordon's both in Kingston and in Ottawa were absolutely super. And so, if ever I have to move on, it will be Gordon's for me."

Meet Sonny Sadinsky watch his full story at www.gogordons.com.

"I think of my friends who have moved and how much work it was for them, I recommend Gordon's over every other REALTOR. They never pushed us to do things we didn't want to do, we followed their advice and our house sold in a week. We loved working with them, and their motto, 'We help. You move on.' is so appropriate! It really felt like they just picked up our old home and moved it into this one. **There's no way we would have been able to do it without them!**"

Meet Dick & Esther watch their full story at www.gogordons.com.