



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

This spacious and thoughtfully designed multi-level backsplit features updates throughout, and is nestled on a quiet executive street backing on to Arbour Ridge Environmentally Protected Area. With nearly 2400 sq ft above grade, this 4 bedroom, 3 full bathroom home has space for everything.

As you enter the home, the tile foyer and entry closet provide a welcoming transition to Brazilian walnut flooring that flows seamlessly throughout the three above grade levels. The heart of the home is the custom kitchen, featuring a bright skylight, solid wood cabinets with crown to the ceiling, granite countertops with an undermount double sink, and an oversized peninsula with a 39" x 80" granite surface and breakfast overhang that is flooded with light from the south-facing patio doors. Stainless steel appliances include a wall oven, convection microwave, fridge, dishwasher, cooktop, and hood fan. The large living and dining areas are ideal for entertaining and are accented by detailed crown moulding.

The lower main level boasts a cozy family room with a natural gas fireplace, a large bedroom or den with direct access to a 4-piece bathroom, and an well-appointed laundry room with built-in cabinetry, granite countertops, and an undermount stainless steel sink—perfect for functional family living or multi-generational needs.

Upstairs, you'll find three bedrooms, including a generous primary suite complete with an updated 5-piece ensuite featuring granite countertops, custom cabinetry, double undermount sinks, and a tiled tub surround. A large 4-piece main bathroom with ample counter and storage space and a large linen closet complete the upper level.

The finished basement adds even more versatility with a spacious rec room, a cold room, and access to a 5' high crawl space offering excellent storage and utility access.

Additional features include a full double garage with direct entry to the home and high ceilings for extra storage, a 12' x 12' deck (fully resurfaced in 2024), a large patio, and towering cedars for added privacy.

Property Details

ADDRESS: 601 Fernmoor Drive, Kingston, ON, K7M 8K5
TYPE: 4 Level Backsplit
LEGAL DESCRIPTION: LT 4, PL 1939 ; KINGSTON TOWNSHIP

SQ. FT:	2392 (as per MPAC) + 616 sq ft finished basement
BEDROOMS:	4 (3 upstairs, 1 main level)
BATHS:	3 full (5-pc ensuite, 4-pc upper, 4-pc main floor)
LAUNDRY:	Main floor (custom cabinets, counters, and sink)
BASEMENT:	Full finished basement plus crawl space storage
AGE:	1990 (35 years)
ELECTRICAL:	100 amp
ROOF:	Asphalt shingles (2015)
FOUNDATION:	Concrete block
EXTERIOR:	Solid brick main level with vinyl siding upper
PARKING:	Double wide driveway (space for 4 cars)
GARAGE:	2-car attached garage
LOT SIZE:	60.02' x 128.09'
TAXES:	\$5,644.09 (2025)

ROLL # / PIN #	101108018126400 / 360840193
HEATING:	Forced air furnace (Gas)
FIREPLACE:	Natural gas (2011)
COOLING:	Central A/C (2025)
RENTALS:	Hot water tank (Reliance)
WATER/WASTE:	Municipal
LOT DESCRIPTION:	Gently sloping toward the rear yard and away from the house
CHATELS INCLUDED:	Fridge, built-in oven, built-in convection microwave, cooktop range (front right burner not working), dishwasher, hood fan, washer, dryer, window coverings, bathroom mirrors, wall mount and attached TV in "as is" condition
FIXTURES EXCLUDED:	Two ensuite wall sconces, bedroom mirrors
SUGGESTED DEPOSIT:	\$20,000
SUGGESTED CLOSING:	Flexible

*** The sellers are awaiting the installation of two large picture windows prior to closing and two window cranks are also being repaired at that time.

Visit Website:

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