



Gordons Real Estate Brokerage 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.

Gordons Real Estate Brokerage 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, Gordons Real Estate Brokerage 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

Experience upscale, low-maintenance living in this beautifully finished bungalow offering the ease of single-floor living without the burden of large condo fees and special assessments. This home was custom built to avoid stairs throughout the main floor and boasts thoughtfully designed direct entry from the insulated 2-car garage, main floor laundry, and low-maintenance courtyard.

Step inside to soaring 9' ceilings on the main floor and an impressive 11' tray ceiling in the living room, creating a bright and airy atmosphere. Large transom windows in the second bedroom and ensuite allow natural light to flow beautifully throughout the home. Luxury laminate flooring runs through the main living areas and bedrooms, complemented by tiled entryways, laundry, and bathrooms for both style and durability.

The custom kitchen features maple cabinetry, extensive drawer storage, granite countertops, undermount double sink, an oversized 8' island with breakfast bar seating, stainless steel appliances, and a walk-in pantry.

Retreat to the spacious primary suite featuring an ensuite with double sinks and granite counters, a large soaker tub, walk-in shower with a built-in seat, and an expansive walk-in closet.

The fully finished basement offers exceptional additional living space with metallic epoxy concrete floors, pot lights, an electric fireplace, wet bar with large stone counters, a full 3-piece bathroom, laundry sink, generous storage, and plenty of windows bringing in natural light.

Outside, enjoy ample private parking with a 2+ car driveway and attached insulated 2-car garage featuring durable epoxy floors. A rare opportunity to enjoy high-end finishes, low-maintenance living, and outstanding functionality all in one exceptional and conveniently located home.

Property Details

ADDRESS: 1271 Crossfield Ave, Kingston, ON

TYPE: Detached Bungalow with attached Garage

LEGAL DESCRIPTION: PT LT 209, PLAN 13M58, PTS 11 & 14, 13R20543 SUBJECT TO AN EASEMENT OVER PT 14, 13R20543 IN FAVOUR OF PT LTS 207 & 208, PL 13M58, PTS 15, 16, 18 & 19, 13R20543 AS IN FC153289 TOGETHER WITH AN EASEMENT OVER PT LTS 209 & 210, PL 13M58, PTS 10 & 12, 13R20543 AS IN FC153289 CITY OF KINGSTON

SQ. FT:	1555 above grade (2785 finished with basement)
BEDROOMS:	2
BATHS:	2.5 (5-pc ensuite, 2-pc powder, 3-pc basement)
LAUNDRY:	Main floor laundry/mud room
BASEMENT:	1230 sq ft finished, metallic epoxy floors
AGE:	2013 (13 years)
ELECTRICAL:	100 Amp
ROOF:	Asphalt Shingles
FOUNDATION:	Concrete foundation with dimple wrap
EXTERIOR:	Brick, Stone, and Vinyl Siding
WINDOWS:	Energy Saver Triple-Pane
PARKING:	Rear driveway and garage (4 cars)
GARAGE:	Insulated 2-car (attached)
UTILITIES:	\$960.00/yr
GAS:	\$1155.08/yr
WATER/SEWER:	\$1051.23/yr
LANEWAY FEE:	\$600/yr (covers maintenance of the laneway)
TAXES:	\$5,998.70 (2025)

ROLL # / PIN #:	101108019002418 / 360863088
HEATING:	Forced Air Gas Furnace (2025)
FIREPLACE:	Electric (basement rec/living room)
COOLING:	Central A/C
RENTALS:	Tankless water heater
WATER/WASTE:	Municipal
LOT DESCRIPTION:	Reverse pie with private patio
CHATELS INCLUDED:	Fridge, Stove, Dishwasher, OTR Microwave, Washer, Dryer, Bathroom mirrors, Window coverings, BBQ, TV wall mounts, Back door camera system
FIXTURES EXCLUDED:	None
SUGGESTED DEPOSIT:	\$20,000
SUGGESTED CLOSING:	Flexible

Visit Website:

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