



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

Set on a stunning private lot backing onto the picturesque Little Cataraqui Creek Conservation Area, this beautifully maintained bungalow offers the perfect balance of peaceful country living and unbeatable city convenience. Nestled on a quiet paved road surrounded by mature trees and nature, this exceptional property feels like a private retreat while being just minutes from Highway 401, downtown Kingston, shopping, restaurants, and everyday amenities. Rarely does a property offer this level of privacy, natural beauty, and accessibility all within city limits.

Designed with both comfort and functionality in mind, the spacious home features 3 bedrooms, 4 bathrooms, and a flexible main-floor office that could easily serve as a guest bedroom or additional living space. The primary suite offers a peaceful escape complete with a walk-in closet and private ensuite bath. The bright, inviting layout is ideal for family living and entertaining alike. A grand living room with rustic wood beams and a cozy gas fireplace creates a warm and welcoming atmosphere, while the adjoining three-season sunroom provides the perfect place to relax and take in breathtaking views of the landscaped gardens, tranquil ponds, forest, and surrounding wildlife.

Downstairs, the fully finished lower level adds exceptional versatility with a large rec room, additional bathroom, bonus living areas, and excellent in-law or guest suite potential thanks to a separate entrance.

Pride of ownership is evident throughout, with meticulous maintenance and thoughtful updates completed over the

years. Additional highlights include municipal water, natural gas heating, an attached two-car garage, ample parking, and beautifully maintained grounds with no rear or side neighbours for added privacy.

Whether you're searching for a family home, multi-generational living, or simply a quieter lifestyle surrounded by nature without sacrificing convenience, this remarkable property truly checks every box. Move-in read

Visit Website:

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

Property Details

ADDRESS: 1380 Sunnyside Road, Kingston ON, K7L V4V

TYPE: Single family residential

LEGAL DESCRIPTION: PT LT 18 CON 3 KINGSTON AS IN FR747238; KINGSTON

SQ. FT:	1,752 sq ft (MPAC)
BEDROOMS:	3 Bedrooms
BATHS:	4; Main floor 3 piece, 2 piece and a 2 piece ensuite in primary, Lower level has a 2 piece
LAUNDRY:	Lower level
BASEMENT:	Walk out, workshop, bathroom, large storage area, laundry, family recreation room with gas fireplace.
AGE:	57 year – 1969 (MPAC)
ELECTRICAL:	Breaker panel 100 AMPS
ROOF:	Asphalt shingles
FOUNDATION:	Concrete block
FLOORS:	Hardwood, carpet, tile
EXTERIOR:	Brick & metal siding
PARKING:	8 + cars – double finished driveway
GARAGE:	2 car attached with inside entry as well as two man doors to front and back of house
LOT SIZE:	93' x 771', 1.724 acres siding and backing onto conservation land
ZONING:	Hamlet

TAXES:	5,939.58 (2025)
ROLL #:	101108019021200
PIN #:	361300291
HEATING:	Forced air – natural gas
COOLING:	A/C
WATER:	Municipal
WASTE:	Septic system
Maintenance and Updates from seller:	See listing website at www.gogordons.com
HOME INSPECTION:	Full version available at: www.gogordons.com
LOT DESCRIPTION:	Absolutely stunning – close to town but far enough for privacy and quiet living
INCLUSIONS:	Fridge, stove, built in microwave, washer & dryer
FIXTURES EXCLUDED:	None Known
SUGGESTED DEPOSIT:	\$20,000.00
SUGGESTED CLOSING:	Immediate