



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](http://www.gogordons.com) to learn more about this valuable service.

Thank you for your interest in this property.

# Property Information

Welcome to 1717 Bay Road, a stunning waterfront property nestled on a Cul du Sac along the shores of the St. Lawrence River. Here, you'll enjoy breathtaking sunrises and sunsets, all while embracing a truly exceptional waterfront lifestyle—just ten minutes from downtown Kingston.

This spacious bungalow offers excellent curb appeal, featuring an attached garage, interlocking stone walkway, and stairs with decorative cast iron railing leading up to a covered front porch. The property is beautifully framed by stone retaining walls and mature perennial gardens, creating a warm and inviting first impression. An elevator lift is also included, providing added accessibility and convenience.

Step inside, to a warm and welcoming front hall space highlighted by original hardwood flooring, crown moulding, and classic chair rail detailing. The bright living room features a large window with south exposure overlooking the St. Lawrence River, and a wood-burning fireplace, patio doors lead to the backyard with a newly built cedar deck and built-in benches—perfect for relaxing or entertaining.

The updated kitchen is thoughtfully designed with ample wood cabinetry, granite countertops, tiled backsplash, pantry, and a workstation. An adjoining eat-in area with a large window provides the perfect spot to enjoy casual meals.

The main level also includes three comfortable bedrooms, a 4-piece bathroom, and convenient laundry. The primary bedroom offers cork flooring and a 3-piece ensuite.

Additional living space is found in the cozy family room with adjoining all season sunroom with skylight, expansive windows, and direct access to the backyard—bringing the outdoors in year-round. finest ideal and embrace nature at its finest—ideal for fishing, water sports, and birdwatching right from your own property.

The lower level features a separate entrance with a rec room, bedroom and utility area.

Conveniently located with quick access to shopping, dining, and entertainment, and an easy commute to CFB Kingston, RMC and Queen's University.

Waterfront properties of this caliber—offering privacy, natural beauty, and proximity to Kingston's amenities—are a rare opportunity.

# Property Details

**ADDRESS:** 1717 Bay Rd, Kingston, ON, K7L4V1

**TYPE:** RESIDENTIAL

**LEGAL DESCRIPTION:** LT 12 PL 575; KINGSTON

|             |   |
|-------------|---|
| SQ. FT:     | 1,872' above grade, 581' below grade (MPAC)   |
| BEDROOMS:   | 4; Main Level, 1 basement   |
| BATHS:      | 2; 4- piece main level with washer/dryer, 3-piece ensuite in Primary bedroom                  |
| LAUNDRY:    | Main level in main bathroom<br>Finished with separate entrance, rec room,                     |
| BASEMENT:   | Bedroom, utility/storage space.   |
| AGE:        | 1961 (65 years); 1985-6 addition added to the east end of the existing house                  |
| ELECTRICAL: | 200 -amp breakers   |
| ROOF:       | Asphalt Shingles  |
| FOUNDATION: | Concrete block  |
| FLOORING:   | White oak cedar, hardwood, vinyl, tile, carpet  |
| INTERIOR:   | Drywall, wallpaper, crown molding, chair-rail, wood paneling, sunroom windows are UV filtered |
| EXTERIOR:   | Wood  |
| PARKING:    | Paved double wide driveway -4 car parking   |
| GARAGE:     | Attached heated garage, double wide   |
| DUES:       | Road maintenance fee (\$175/yr) for the private road  |
| LOT SIZE:   | 91.0 ft. X 162.8 ft.  |
| ZONING:     | LSR-H   |

|                    |  |
|--------------------|--|
| TAXES:             | \$7,846 (2025)   |
| ROLL / PIN #       | 101109006032100/363070247  |
| HEATING:           | Baseboard  |
| FIREPLACE(S):      | 1; wood burning  |
| COOLING:           | Central air conditioning, the appliance can be retrofitted for forced-air heat           |
| RENTALS:           | None   |
| WATER/WASTE:       | Septic Bed / Private Well  |
| LOT DESCRIPTION:   | Private, waterfront, mature trees, shrubs, partially fence                               |
| CHATELS INCLUDED:  | Fridge, stove, hood fan, dishwasher, washer, dryer, water softener (all as is condition) |
| FIXTURES EXCLUDED: | None   |
| SUGGESTED CLOSING: | Immediate  |

## Visit Website:

- Home, Well, Septic, WETT Inspections
- Full Zoning Provisions
- Total Property Video
- Schedule B
- Floor Plans + Virtual Tour