

Dear Prospective Buyer:



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

Thank you for your interest in this property.

# Property Information

Welcome to The Leeuwarden at 350 Wellington Street, Unit 401—an ideally located waterfront condominium in the heart of downtown Kingston.

This bright, spacious unit offers two bedrooms and two bathrooms, thoughtfully designed with an open-concept layout and convenient in-suite utility/storage laundry room. Expansive windows fill the space with natural light, creating a warm and inviting atmosphere throughout. The living room, with access to your private balcony, seamlessly connects to the well-appointed kitchen featuring ample cabinetry, generous counter space, and a comfortable eat-in area—perfect for both everyday living and entertaining.

The primary suite serves as a private retreat, complete with a walk-in closet and a three-piece ensuite. A second bedroom and full four-piece bathroom offer flexibility and comfort for guests, family, or a home office.

Residents of The Leeuwarden enjoy access to a fitness room, guest suite, and inviting common areas designed for relaxation and socializing.

Step outside and experience Kingston's vibrant downtown lifestyle—stroll along the K&P Trail, enjoy waterfront parks, and explore an array of unique shops and restaurants.

# Property Details

**ADDRESS:** 401 - 350 Wellington Street, Kingston, ON K7K 7J7

**TYPE:** Condominium Apartment

**LEGAL DESCRIPTION:** See Schedule B

SQ. FT:	1,260 sq ft (MPAC)
BEDROOMS:	2;
BATHS:	2; 4-piece guest bath, primary bedroom 3-piece ensuite.
LAUNDRY:	In suite laundry in spacious storage room
AGE:	2001 – 24 Years (MPAC)
FLOORS:	Laminate, Carpet, Ceramic
EXTERIOR:	Brick
PARKING:	1 surface parking spot #34 on the rear deck
ZONING:	B1.264 - Multiple Family
TAXES:	\$4,777.36 (2025)
CONDO FEES:	\$1,015.05/monthly includes: Water, sewer, electricity, heat and air conditioning, building insurance, property management, ground maintenance
MANAGEMENT CO:	S. Shaver Management Inc.
STORAGE UNIT:	Storage Area Locker #30 in garage
PET FRIENDLY:	Yes-with Restrictions
ROLL #:	101103012008034
PIN #:	367590034
HEATING:	Gas, Forced Air

COOLING:	Central air conditioning
RENTALS:	None
WATER/WASTE:	Municipal
STATUS CERTIFICATE:	Available at <a href="http://www.gogorodons.com">www.gogorodons.com</a>
AMENITIES:	Elevators, security system, party / meeting rooms, ample visitor parking and a spacious guest suite with private bath
CONDO CORP:	Frontenac Standard Condominium Corporation No. 59
CHATELS INCLUDED:	Fridge, stove, hood fan, range, stacked washer/dryer (all as is condition)
SUGGESTED CLOSING:	Immediate

## Visit Website:

- Status Certificate
- Total Property Video
- Schedule B
- Floor Plans
- Virtual Tour