



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

Welcome to **1 Buckingham Court**, a beautifully maintained two-storey brick residence with attached garage in a highly desirable east-end neighbourhood. This exceptional **4-bedroom, 4-bathroom** home blends timeless charm with thoughtful upgrades, delivering comfort, style, and everyday functionality. From the moment you arrive, the home's welcoming presence and curb appeal sets the tone. Offering approximately **1,765 sq. ft. of well-designed living space**, the main level features hardwood flooring, a tiled entryway, and a bright living room accented with French doors and wooden shutters on all windows.

The updated kitchen is both stylish and practical, showcasing **quartz countertops**, tiled backsplash, ample cabinetry with pull-out, under cabinet lighting and a generous pantry. The adjoining dining room features a gas fireplace and a large bay window; the kitchen also flows seamlessly into a grand family room with a vaulted ceiling, custom built-in cabinetry with a home office workstation and gas fireplace. From here, step out to a private backyard with mature trees, a spacious deck an interlocking stone patio, and a hot tub—perfect for relaxing or hosting guests.

Upstairs, three generously sized bedrooms offer custom closet organizers and 3-piece main bath. The primary suite features a 3-piece ensuite with custom cabinetry, creating a peaceful retreat. For an added touch of everyday luxury, all bathrooms have in-floor heating.

The fully finished lower level offers impressive versatility with a fourth bedroom, a 3-piece bathroom, a spacious laundry area with sink, ample counterspace and cabinetry, a playroom, TV/rec room, utility room, and additional storage area.

Recent updates of a new furnace and heat pump (2025) ensure peace of mind and move-in readiness while the home's design and premium finishes reflect uncompromising pride of ownership.

Ideally located close to **CFB Kingston, schools, transit, shopping, walking trails, parks and downtown Kingston**. **1 Buckingham Court** presents an opportunity to enjoy modern living in a welcoming, family-friendly community.

Property Details

ADDRESS: 1 BUCKINGHAM CRT, KINGSTON, ON, K7K6V8

TYPE: RESIDENTIAL

LEGAL DESCRIPTION: LT 29, PL 1925; S/T FR196985 PITTSBURGH

| | |
|---------------|--|
| SQ. FT: | 1,765' above grade, 997' below grade (MPAC) |
| BEDROOMS: | 4; 3 on second level, 1 in basement all with closet organizers. |
| BATHS: | 4; 2-piece on main level, 3-piece ensuite on second level in Primary bedroom, 3-piece on second level, 3-piece in basement - all have in-floor heating. |
| LAUNDRY: | In basement with laundry sink, cabinetry for storage. |
| BASEMENT: | Fully finished, one bedroom, 3-piece bathroom, playroom, tv/rec-room, laundry room, utility room and storage room. |
| AGE: | 1989/37 years (MPAC) Upgrades: Front entrance (2008) refurbished with new sidings, roof and gutters (2025), Kitchen (2021), Addition off kitchen (2004), Ensuite bathroom upstairs (2003), Basement renovation (2012), Basement bathroom (2012). |
| ELECTRICAL: | 125-Amps, subpanel 100-Amps |
| ROOF: | Composite Shingles (2016) 50-year warranty on labor & materials, eavestroughs (2025). |
| FOUNDATION: | Concrete block. |
| FIREPLACE(S): | 2; Gas burning on main level. |
| FLOORS: | Wood (maple), ceramic tile, cork, cement, carpet-free except for staircases. |
| CEILINGS: | Drywall, stucco, suspended, crown moulding, pot lights. |
| WINDOWS: | Vinyl with wooden shutters in the living room |
| EXTERIOR: | Brick. |

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|-------------------|---|
| PARKING: | Double wide driveway, 4 car parking. |
| GARAGE: | Attached 1.5 wide with inside entry. |
| LOT SIZE: | 70.54 ft x 101.84 ft. |
| ZONING: | R1-21, R1-12. |
| TAXES: | \$4,828.63 (2025). |
| ROLL #: | 101109009011918 |
| PIN #: | 363380129 |
| HEATING: | Gas Furnace (2025), Electric heater (basement only) |
| COOLING: | Heat Pump (2025) |
| COSTS: | Hydro \$3,925.24 /yr, Gas \$962.37/yr, Water \$1,270.61/yr. |
| RENTALS: | None. |
| WATER: | Municipal |
| WASTE: | Municipal |
| LOT DESCRIPTION: | Corner lot, matures trees, landscaped, interlocking driveway & walkways, partially fenced, composite rear deck (2004), hot tub, Fibre optics internet. |
| CHATELS INCLUDED: | Stove (dual-gas stovetop, electric oven) hood fan, fridge, dishwasher, washer, dryer, central vacuum, Awning with remote over back patio doors, Murphy bed, freezer. (all as is condition). |

Visit Website:

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