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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

Nestled in the prestigious Milton subdivision, one of Kingston's most sought-after waterfront communities, this beautifully renovated 3,151 sq. ft. solid brick 2-storey home offers exceptional family living just steps from the Milton Lookout and scenic waterfront trails. Situated on a private lot of over half an acre, the property blends timeless craftsmanship with thoughtful modern updates.

A classic centre hall plan opens to bright, inviting spaces enhanced by skylights and soaring 10-foot half-vaulted ceilings along the rear of the home. Premium finishes include oak hardwood floors and staircase, travertine tile, granite countertops, and rich walnut accents throughout.

The custom kitchen is designed for both everyday living and entertaining, featuring extensive storage, a 36" full-depth refrigerator, 36" professional gas range with custom vented hood, granite countertops, tile backsplash, walnut shelving, Kraus prep sink, and a stunning 30 sq. ft. walnut slab island. A separate scullery adds functionality with additional cabinetry, granite work surfaces, dishwasher, Blanco sink, and tile backsplash.

Generous principal rooms include two gas fireplaces with custom iron grilles for open-flame ambiance, custom built-ins, and a formal dining room with seamless access to the kitchen and scullery. Flexible main-floor spaces offer options for a home office, studio, guest suite, or additional bedroom, complemented by a full 4-piece bathroom.

Practical features include a large front foyer, rear entryway, mudroom/laundry room, and attached two-car garage with newly poured concrete floors. Patio doors lead to a 310 sq. ft. sunroom, expansive composite deck, and beautifully landscaped perennial gardens with an irrigation system and garden shed.

Upstairs, the spacious primary suite features two walk-in closets, a 5-piece ensuite, and a sitting room with a Juliet balcony for your morning coffee with water views. Two additional bedrooms with custom closet systems share a 5-piece bathroom.

The finished lower level offers a recreation room, office, craft area, and abundant storage with luxury vinyl plank flooring, while a new five-zone boiler system provides efficient comfort throughout.

A rare opportunity to own an exceptional executive home in one of Kingston's premier neighbourhoods awaits.

## Recent Upgrades

New 5-zone hot water combination boiler system

Newly poured garage floor

Newly reinforced gazebo and composite deck

Custom kitchen and bespoke 30 sq. ft. island

New kitchen appliances

New gas fireplace log sets with custom open grills

Vaulted ceiling with skylights

Upgraded electrical service with new 200 amp panel

20 amp circuits for kitchen and scullery

Living room and den built-ins

New front door with sidelights

New glass rear door

Closet organizers and lighting

New main floor powder room

Many new bathroom fixtures throughout

Improved exterior drainage and downspouts

Rebuilt Juliet balcony and railing

Many new tile and vinyl plank floors

Honed stone travertine floors

LED lighting throughout

Decor style outlets and switches

# Property Details

**ADDRESS:** 25 Riverside Drive, Kingston, ON

**TYPE:** Detached 2 Storey

**LEGAL DESCRIPTION:** LT 32, PL 1499, S/T UNREGISTERED  
HYDRO EASEMENT; PITTSBURGH

SQ. FT:	3151 sq. ft. Above grade
BEDROOMS:	4 (3 upstairs and 1 main floor)
BATHS:	3.5 (2pc powder, 4pc main, 5pc ensuite, 5pc upstairs)
LAUNDRY:	Main floor mud/laundry room
BASEMENT:	Full height, 635 sq.ft. finished plus storage
AGE:	1970 (54 years)
ELECTRICAL:	200 amp (new panel)
HEATING:	New 5-zone gas combination boiler
COOLING:	Ductless split heat pump
ROOF:	Asphalt Shingles
FOUNDATION:	Concrete block
FLOORS:	Hardwood, tile, vinyl plank laminate
EXTERIOR:	Brick
GARAGE:	2-car attached garage with direct entry
PARKING:	Circular drive with parking for 12+ cars
SUNROOM:	Reinforced 18'6" x 17' with composite deck
SHED:	11'6" x 10' garden shed
IRRIGATION:	Rainbird sprinkler system
LOT SIZE:	120.04' x 200.07' (.551 acres)
ZONING:	RUR – Rural Residential Zone

TAXES:	\$8,723.97 (2026)
ROLL #:	101109006013500
PIN #:	363310209
RENTALS:	None
HIGH SPEED INTERNET:	Bell Fibe
WATER:	Municipal
WASTE:	Septic
LOT DESCRIPTION:	Generally level, well treed, private
HOME INSPECTION:	Available
CHATTELS INCLUDED:	Fridge, Range, Range hood, dishwasher, washer, dryer, mudroom fridge, bathroom mirrors, shelving, hooks, piano, GDO remote, shed, playhouse, window coverings (except for curtains in the 2nd bedroom and main floor studio/guest suite)
FIXTURES EXCLUDED:	Art work
SUGGESTED DEPOSIT:	\$50,000
SUGGESTED CLOSING:	Flexible

## Visit Website:

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