



For many people, buying or selling a home is part of something bigger. A move to retirement living. A downsizing decision. The settlement of a family estate.

When life changes, there can be a lot to manage. You don't need to know every step. **Just the first one.**

At Gordons Real Estate Brokerage, we help families, estate trustees, and professionals navigate life's major transitions with confidence. From real estate services to downsizing and estate settlement support, everything works together under one roof.

Since 1958, we've been the trusted partner people turn to when the details feel overwhelming. Our experienced realtors, project managers, downsizing specialists, and appraisers work together to ensure every project is managed professionally, efficiently, and with care.

Thank you for your interest in this property. If you have any questions, our team would be pleased to help.

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UNDER ONE ROOF.

PROPERTY INFORMATION

Stately executive two-storey home located on a quiet cul-de-sac in the highly sought-after Strathcona Park neighbourhood of Kingston, just minutes to downtown, Queen's University, Kingston General Hospital, CFB Kingston, parks, and schools—two of which are within walking distance.

From the moment you arrive, this impressive home makes a statement with mature trees, lush landscaping, and exceptional curb appeal. Inside, a bright two-storey foyer welcomes you with a grand curved staircase and sets the tone for the spacious principal rooms throughout.

The main level offers a thoughtful and elegant layout featuring a formal living room overlooking the front yard, a formal dining room ideal for entertaining, and a warm family room with a gas fireplace and views of the private backyard. The eat-in kitchen is equipped with granite countertops, abundant cabinetry, and a walkout to the deck—perfect for seamless indoor-outdoor living. A beautifully landscaped, fully fenced backyard showcases an in-ground pool and exceptional privacy, creating a true summer retreat.

Upstairs, you'll find four generously sized bedrooms. The expansive primary suite includes a walk-in closet with additional storage and a well-appointed 5-piece ensuite bath. The remaining bedrooms are all large and bright, served by a full 4-piece bathroom.

The lower level extends the living space with two large recreation rooms, a 4-piece bathroom, laundry/mudroom area, cold storage, and ample additional storage—offering flexibility for family living, hobbies, or guests.

Complete with hardwood, carpet and vinyl flooring, cove ceiling details, and generous principal rooms across all three levels, this is a rare opportunity to own an elegant home in one of Kingston's most desirable communities.

PROPERTY DETAILS

ADDRESS: 24 Nottingham Place, Kingston ON K7M 7H1

TYPE: Single family residential

LEGAL DESCRIPTION: LT 50, PL 1697 ; S/T FR299196
KINGSTON

SQ. FT:	2,236 sq ft above ground, 1,194 lower level (MPAC)
BEDROOMS:	4 + 1 generously sized bedrooms (4 on second floor, 1 in basement)
BATHS:	4; main floor 2 piece, upper floor 3 piece and 5-piece ensuite, lower level 3 piece
LAUNDRY:	Lower level
BASEMENT:	Fully finished with 2 family rooms, cold storage, office, hobby room, bathroom
AGE:	43 years – 1983 (MPAC)
ELECTRICAL:	200 Amp breaker panel
ROOF:	Asphalt shingles
FOUNDATION:	Concrete
FLOORS:	Hardwood, carpet, vinyl
CEILINGS:	Drywall – textured
WINDOWS:	Vinyl
EXTERIOR:	Brick
PARKING:	Double drive with interlocking brick
GARAGE:	2 Car, inside entry
LOT SIZE:	60' x 128' (GeoWarehouse)
ZONING:	UR6 – Urban Residential Zone

PROPERTY DETAILS *continued*

TAXES:	\$6,758.88 (2026)
ROLL #:	101106008023406
PIN #:	360780247
HEATING:	Forced air natural gas
COOLING:	A/C
FIREPLACE:	Natural gas
RENTALS:	Hot water tank – Kingston Utilities
WATER:	Municipal
WASTE:	Municipal
HOME INSPECTION:	Full version available at: www.gogordons.com
LOT DESCRIPTION:	Beautifully landscaped, private fenced year with inground pool –close to all conveniences
INCLUSIONS:	Stove, fridge, dishwasher, washer, dryer
FIXTURES EXCLUDED:	None
SUGGESTED DEPOSIT:	\$20,000.00
SUGGESTED CLOSING:	Immediate



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