



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.**

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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

Nestled on a beautifully landscaped lot with mature trees and perennial gardens, this inviting home backs onto peaceful green space with a picturesque ravine and stream, offering a private natural retreat right in your own backyard.

Complete with a single-car garage and a welcoming covered front porch, this property offers both convenience and a serene setting. Step inside to a bright, airy interior filled with natural light from an abundance of windows. Designed with character and dimension, the home's unique multi-level layout creates distinct living spaces while maintaining an open, connected feel.

The main living room is anchored by a cozy fireplace, making it the perfect place to relax or entertain. Just off this level is a convenient 2-piece bathroom and a walkout to the spacious wood deck, where you can enjoy tranquil views overlooking the stream and ravine. The mezzanine level features the kitchen along with additional flexible space that can be used as a dining area, sitting room, or family room, offering versatility to suit your lifestyle. Upstairs, you'll find three comfortable bedrooms and a well-appointed 4-piece bathroom. The partially finished basement provides additional living space, while a generous crawl space offers plenty of room for storage.

Surrounded by nature yet thoughtfully designed for everyday living, this bright and distinctive home offers privacy, comfort, and a truly exceptional setting.

PROPERTY DETAILS

ADDRESS: 30 Limeridge Dr, Kingston, ON, K7K6M3

TYPE: Single Family Detached

LEGAL DESCRIPTION: LT 65, PL 1779 ; PITTSBURG

SQ. FT: 1,584' above grade, 880' below grade (MPAC)

BEDROOMS: 3; all on top floor

BATHS: 2; 2-piece on main, 4-piece on top floor

LAUNDRY: In basement with sink

BASEMENT: Partially full and finished, crawl space

AGE: 37 years (1989) (MPAC)

ELECTRICAL: 100-amp breaker panel

ROOF: Asphalt shingle

FOUNDATION: Masonry block

FLOORS: Carpet, laminate, vinyl

CEILINGS: Drywall, stucco, wood panel, ceiling tiles

WINDOWS: Vinyl

EXTERIOR: Brick, vinyl

INTERIOR: Drywall, wallpaper, wood panel

PARKING: Paved, single-wide, 2-car

GARAGE: Attached, single car

LOT SIZE: 52.20' by 115.04' (GeoWarehouse)

ZONING: UR2 - Urban Residential

PROPERTY DETAILS *continued*

TAXES:	\$4444.01 (2026)
ROLL #:	101109009009924
PIN #:	362620296
HIGH SPEED INTERNET:	Available
HEATING:	Forced air natural gas
COOLING:	Central air conditioning
RENTALS:	None
WATER:	Municipal
WASTE:	Sewer
HOME INSPECTION:	Full version available at: www.gogordons.com
LOT DESCRIPTION:	Mature trees, gardens, backs onto ravine
INCLUSIONS:	Stove, hood fan, fridge, washer, dryer (all as-is condition)
FIXTURES EXCLUDED:	None
SUGGESTED DEPOSIT:	5% of purchase price
SUGGESTED CLOSING:	Immediate



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