GORDONS
REAL ESTATE BROKERAGE

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.

Learn more at **gogordons.com**

UNDER ONE ROOF.

PROPERTY INFORMATION

Welcome to 132 Joseph Street, a well-maintained 5-bedroom, 2-bathroom home offering a functional layout and plenty of space for families, multi-generational living, or those looking for extra room to grow.

The main level features three conveniently located bedrooms, a bright 4-piece bathroom, beautiful hardwood flooring, and a welcoming living area. Sliding glass doors lead directly to the raised deck, creating an ideal space for indoor-outdoor living and entertaining.

Surrounded by mature trees, the private backyard offers a peaceful setting to relax, unwind, or enjoy time with family and friends.

The basement provides excellent flexibility with two additional bedrooms, a second bathroom, and plenty of potential to create a recreation room, home office, gym, or additional living space to suit your needs.

For added peace of mind, the home is equipped with a security system that is included in the sale. Conveniently located close to schools, parks, shopping, and everyday amenities, this is a fantastic opportunity to own a spacious home in a desirable Kingston neighbourhood.

PROPERTY DETAILS

ADDRESS: 132 Joseph St, Kingston ON, K7K 2H7
TYPE: Bungalow
LEGAL DESCRIPTION: LT 41 PL B7 KINGSTON; KINGSTON ; THE COUNTY OF FRONTENAC

SQ. FT:	1,177 above grade, 1,177 below grade (MPAC).
BEDROOMS:	5 bedrooms; 3 on main floor, 2 on lower level.
BATHS:	2; 4 piece on main floor, 2 piece on lower level.
LAUNDRY:	In basement.
BASEMENT:	Finished.
AGE:	78 YO (1948) (MPAC), back addition built around 1968.
ELECTRICAL:	Glass fuse panel.
ROOF:	Asphalt shingles.
FOUNDATION:	Concrete blocks.
FLOORS:	Hardwood, laminate, tile, carpet.
CEILINGS:	Plaster.
WINDOWS:	Mixed.
EXTERIOR:	Brick.
INTERIOR:	Plaster, panelling.
PARKING:	Single wide paved driveway.
GARAGE:	None.
LOT SIZE:	Whole lot - 67' X 126.94' (GEO).
ZONING:	UR5 – Urban Residential 5

PROPERTY DETAILS *continued*

TAXES:	$3,244.41 (2026).
ROLL #:	101104009008800
PIN #:	360540050
HIGH SPEED INTERNET:	Available.
HEATING:	Natural gas, boiler.
COOLING:	None.
COSTS:	$320 roughly per month for water, electric natural gas combined (Utilities Kingston).
RENTALS:	None known.
WATER:	Municipal.
WASTE:	Municipal.
HOME INSPECTION:	Full version available at: www.gogordons.com
LOT DESCRIPTION:	Fenced backyard with mature trees providing privacy, raised back deck.
INCLUSIONS:	Fridge, oven, washer, dryer, security system.
FIXTURES EXCLUDED:	None.
SUGGESTED DEPOSIT:	5% of purchase price.
SUGGESTED CLOSING:	Immediate.

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- Full Zoning Provisions
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One team.
Every detail.



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