



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

Welcome to 33 Plum Street, a versatile home nestled in Kingston's sought-after Fruit Belt, a well-established neighbourhood known for its mature trees, convenient location, and charming residential streets. Just minutes from schools, parks, shopping, downtown Kingston, and major amenities, this area offers an ideal blend of community living and everyday convenience.

Step inside the main floor to discover a bright and inviting open-concept living space where large windows fill the home with natural light. The spacious eat-in kitchen features classic wood cabinetry, ample storage, and plenty of room for family meals or entertaining, flowing seamlessly into the living room for easy everyday living. The main level also offers three comfortable bedrooms and a well-appointed 4-piece bathroom.

A convenient side entrance provides direct access to either the main floor or the fully finished basement, creating excellent flexibility for multi-generational living or income potential. Downstairs, you'll find two additional bedrooms, a generous living room, a full kitchen, and a 3-piece bathroom, making it an ideal setup for an in-law suite or future rental opportunity.

Outside, enjoy a fully fenced backyard with plenty of space for children, pets, gardening, or summer gatherings. A detached garage adds valuable storage and parking, completing this well-rounded property.

Whether you're looking for a family home with room to grow or an investment with excellent rental potential, 33 Plum Street offers incredible flexibility in one of Kingston's most desirable neighbourhoods.

PROPERTY DETAILS

ADDRESS: 33 Plum St, Kingston ON, K7K1T3

TYPE: Single Family Detached

LEGAL DESCRIPTION: PT LT 6 N/S PLUM ST PL A9 KINGSTON CITY PT 2 13R425; KINGSTON ; THE COUNTY OF FRONTENAC

SQ. FT:	1,127' above grade; 1,157' below grade (MPAC)
BEDROOMS:	5; 3 on main, 2 in basement
BATHS:	2; 4-piece on main, 3-piece in basement
LAUNDRY:	Hookups in basement utility room
BASEMENT:	Full, finished
AGE:	53 years (1973) (MPAC)
ELECTRICAL:	Glass fuse panel
ROOF:	Asphalt shingle
FOUNDATION:	Concrete block
FLOORS:	Hardwood, vinyl, tile, laminate
CEILINGS:	Drywall, stucco, ceiling tile
WINDOWS:	Vinyl
EXTERIOR:	Brick
INTERIOR:	Drywall, wood panel
PARKING:	Paved, single-wide, 2-car
GARAGE:	Detached, single-wide
LOT SIZE:	52.8' by 66.0' (GeoWarehouse)
ZONING:	UR5 – Urban Residential 5

PROPERTY DETAILS *continued*

TAXES:	\$4,575.50 (2026)
ROLL #:	101104005000901
PIN #:	360510059
HIGH SPEED INTERNET:	Available
HEATING:	Electric baseboard
COOLING:	None
COSTS:	Approx. \$3,600 annually for water and electricity
RENTALS:	None
WATER:	Municipal
WASTE:	Municipal
HOME INSPECTION:	Full version available at: www.gogordons.com
LOT DESCRIPTION:	Fully fenced backyard
	Hood fan, stove (in basement), hood fan (in basement) (all as-is condition)
INCLUSIONS:	*Can include any of the furniture/items present if the buyer would like, or else they will be removed prior to closing Bedroom furniture set on the main level
FIXTURES EXCLUDED:	(bedframe, mattress, side table, dresser with mirror, tall dresser)
SUGGESTED DEPOSIT:	5% of purchase price
SUGGESTED CLOSING:	Immediate



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