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 633 Melrose Street, a bright and inviting 2-bedroom, 3-bathroom home located on a quiet cul-de-sac, offering comfortable living in a peaceful setting. Backing directly onto a conservation area, this home provides beautiful natural views from both the spacious great room and the three-season sunroom, creating the perfect place to relax and enjoy the changing seasons.

The thoughtfully designed layout is filled with natural light throughout, creating a warm and welcoming atmosphere. The spacious primary bedroom features a walk-in closet and a private 3-piece ensuite, offering a comfortable retreat at the end of the day. The finished walkout basement provides versatile additional living space with direct access to the backyard, making it ideal for entertaining, a family room, home office, or guest space. With plenty of room to relax both inside and out, this home is designed for comfortable everyday living.

Located in Kingston's desirable west end, this home is close to grocery stores, shopping, restaurants, parks, walking trails, excellent schools, and public transit, making everyday errands convenient. Combining a quiet natural setting with an exceptional location, 633 Melrose Street is a wonderful place to call home.

PROPERTY DETAILS

ADDRESS: 633 Melrose St, Kingston ON, K7M 9G8
TYPE: Single Family Detached Bungalow
LEGAL DESCRIPTION: LOT 31, PLAN 13M47 ; KINGSTON

SQ. FT:	1,344 above grade, 1,344 below grade (MPAC).
BEDROOMS:	2 bedrooms
BATHS:	3; 4 piece on main level, 3 piece ensuite in primary bedroom, 3 piece on lower level.
LAUNDRY:	Main level.
BASEMENT:	Finished with walkout.
AGE:	22 YO (2004) (MPAC).
ELECTRICAL:	100 amps breaker panel.
ROOF:	Asphalt shingles.
FOUNDATION:	Concrete blocks.
FLOORS:	Vinyl, hardwood, ceramic tile, carpet.
CEILINGS:	Stucco, drywall.
WINDOWS:	Vinyl.
EXTERIOR:	Brick.
INTERIOR:	Drywall.
PARKING:	Double wide paved driveway.
GARAGE:	1 1/2 car attached.
LOT SIZE:	40.03' X 108.65' (GEO).
ZONING:	UR1.A – Urban Residential Zone

PROPERTY DETAILS *continued*

TAXES:	$5,175 (2025).
ROLL #:	101108018002570
PIN #:	360841065
HIGH SPEED INTERNET:	Available.
HEATING:	Forced air natural gas.
COOLING:	Central air.
COSTS:	Hydro (approx. $135/month), Enbridge Gas (approx. $70/month), Utilities (approx. $86/month)
RENTALS:	Hot water tank (Reliance $19.20/month, plus approx. $632/year).
WATER:	Municipal.
WASTE:	Municipal.
HOME INSPECTION:	Full version available at: www.gogordons.com
LOT DESCRIPTION:	Property backs onto a conservation, sloped backyard, landscaping out front.
INCLUSIONS:	Fridge, stove, dishwasher, washer/dryer, microwave.
FIXTURES EXCLUDED:	None.
SUGGESTED DEPOSIT:	5% of purchase price.
SUGGESTED CLOSING:	Immediate.

Visit **gogordons.com** for:

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

One team.
Every detail.



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