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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 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: <a href="http://www.gogordons.com">www.gogordons.com</a>            |
| 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.                                                                                     |



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