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 201–120 Barrett Court, located in Kingston's east end Barriefield condominium, where comfort, convenience, and lifestyle come together seamlessly.

This spacious 1,416 sq. ft. unit offers two bedrooms and two bathrooms, with generous room sizes, ample storage, and exceptional value. The open-concept living and dining area features built-in cabinetry with a fireplace insert, a generous dining space, and custom bookcases—ideal for both relaxing and entertaining. The well-appointed kitchen provides ample cabinetry and convenient access to the covered balcony, which can also be accessed from the living room.

The primary bedroom is a true retreat, featuring a walk-in closet, additional closet space, and a three-piece ensuite with a double-wide vanity. Thoughtfully designed custom built-ins include a workstation, bookcases, dresser, and integrated side tables, offering both function and style.

Additional highlights include in-suite laundry with storage, and a ductless heating and air conditioning unit to ensure year-round comfort. A rare bonus is the deeded garage (#6) along with an assigned parking space.

Residents of Barriefield enjoy an impressive selection of amenities, including a guest suite, indoor and outdoor rooftop pools, sauna, exercise room, and hobby space. Secure entry and well-maintained common areas reflect the building's exceptional management and commitment to quality living.

Ideally located just minutes from downtown Kingston, shopping, transit, parks, schools, and CFB Kingston, this condo offers the perfect balance of tranquility and accessibility.

Discover the best of Kingston's east end living at 201–120 Barrett Court. Welcome home.

# PROPERTY DETAILS

**ADDRESS:** 201-120 Barrett Court, Kingston, ON K7L5H6
**TYPE:** Condominium Apartment
**LEGAL DESCRIPTION:** **Apartment:** UNIT 1,LEVEL 3, FRONTENAC CONDOMINIUM PLAN NO. 18 ; PT LT 16, CON EAST GREAT CATARAQUI RIVER , PART 1-9, 15-17 ,13R6289 , MORE FULLY DESCRIBED IN SCHEDULE 'A' OF DECLARATION FR419836 AS AMENDED BY FR477177 & FR484839 ; AND ALSO AMENDED BY FR511834, FC128315 & FC155870; S/T FR530582; S/T FR579108 ; PITTSBURGH **Garage:** UNIT 6,LEVEL 1, FRONTENAC CONDOMINIUM PLAN NO. 18 ; PT LT 16, CON EAST GREAT CATARAQUI RIVER , PART 1-9, 15-17 , 13R6289 , MORE FULLY DESCRIBED IN SCHEDULE 'A' OF DECLARATION FR419836 AS AMENDED BY FR477177, FR484839, FC128315 & FC155870; S/T FR530582; S/T FR579108 ; PITTSBURGH

| | |
|---|---|
| SQ. FT: | 1416' (MPAC) |
| BEDROOMS: | 2 |
| BATHS: | 2; 4-piece main, 3-pc ensuite in primary bedroom |
| LAUNDRY: | In-suite, stackable washer/dryer, laundry sink, storage |
| AGE: | 1985 (41 Years) (MPAC) |
| ELECTRICAL: | Breaker panel |
| FLOORS: | Carpet, vinyl, ceramic |
| CEILINGS: | Stucco, Drywall |
| WINDOWS: | Vinyl |
| EXTERIOR: | Brick |
| INTERIOR: | Drywall |
| GARAGE: | 1; Deeded garage #6 |
| PARKING: | 1; parking space included |
| ZONING: | R3-3 |
| TAXES: | $4,411.01 (2026) |
| CONDO FEES: | $1125.65/ month (fiscal year end is Dec, so subject to change in Jan 2027) |

# PROPERTY DETAILS *continued*

| | |
|---|---|
| MANAGEMENT CO: | Bendale Property Management - Office: 613-531-3336 |
| PET FRIENDLY: | Yes-with restrictions |
| ROLL #: | 101109009100111 |
| PIN #: | 367180027 & 367180006 (Garage) |
| HIGH SPEED INTERNET: | Available |
| HEATING: | Wall mount ductless unit, baseboard |
| COOLING: | Wall mount ductless unit |
| RENTALS: | None |
| WATER: | Municipal |
| WASTE: | Sewer |
| STATUS CERTIFICATE: | Available at www.gogordons.com |
| AMENITIES: | On- site superintendent, secure entry, elevators, indoor pool, roof top pool and patio, sauna, exercise room, games room, hobby room, and guest suite |
| CONDO FEE INCLUDES: | Building insurance, building maintenance, landscaping, parking, snow removal, water |
| CHATTELS INCLUDED: | Fridge, wall oven, stove/dishwasher combo, stackable washer/dryer (all as-is condition) |
| FIXTURES EXCLUDED: | None |
| 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.




**FOR DOWNSIZERS.**
**ESTATE TRUSTEES.**
**POWERS OF ATTORNEY.**
**UNDER ONE ROOF.®**

GORDONS®
REAL ESTATE BROKERAGE

**1-800-267-2206 gogordons.com**