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.

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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 207 Robert Wallace Drive, a 5-bedroom family home situated on a mature lot in the desirable Polson Park neighbourhood in Kingston's west end. This bright and airy side-split offers a spacious and functional layout with plenty of room for a growing family, comfortable everyday living and entertaining. The ground level has an open foyer, entrance to the garage and a good-sized bedroom. The main level features a generous living area centered around a large wood-burning fireplace, original hardwood flooring and an updated kitchen that opens to the dining room, creating an inviting open-concept space ideal for family meals and gatherings.

The upper level offers three comfortable bedrooms and an updated four-piece main bathroom featuring a jetted soaker tub and bidet. The fully finished lower level adds considerable flexibility, featuring a recreation room, additional bedroom, three-piece bathroom and laundry area. With its existing finished living space and bathroom, the lower level offers potential for an in-law suite or private accommodation for extended family, guests or other needs.

PROPERTY INFORMATION continued...

The outdoor spaces are a true highlight of this property. Beautiful, mature perennial gardens fill the front of the home, creating a natural sense of privacy while providing plenty of seasonal colour and character. A healthy, fruit-producing plum tree is a wonderful bonus. The mature, fully fenced backyard is surrounded by established greenery, gardens and offers a private outdoor setting, complemented by sheds for convenient storage. An attached single garage and double-wide driveway provide ample parking.

Located in Polson Park, this home is particularly well suited to family living, with Polson Park Public School nearby and an abundance of recreation close to home. Polson Park, McCullough Park and Runnymede Park offer green space, sports fields, tennis and pickleball courts, a play structure, rink and skatepark, while shopping, restaurants and everyday amenities are conveniently located along Bath Road and at Kingston Centre. With its mature setting, generous living space, flexible lower level and welcoming family-oriented location, 207 Robert Wallace Drive offers a wonderful opportunity to settle into Polson Park and make it your own for years to come.

PROPERTY DETAILS

ADDRESS: 207 Robert Wallace Drive Kingston, On. K7M1Y3
TYPE: Single family detached side split
LEGAL DESCRIPTION: LT 6, PL 1392; S/T FR95274 KINGSTON

SQ. FT:	1,483 above grade, 603 below grade (MPAC)
BEDROOMS:	5; 1 on basement level, 1 on ground level, 3 on top floor.
BATHS:	2; 3pce on basement level, 4pce primary on top floor. Primary includes jetted tub and bidet.
LAUNDRY:	Laundry room in basement.
BASEMENT:	Full, fully finished.
AGE:	58 years (1968).
ELECTRICAL:	Breaker panel.
ROOF:	Asphalt shingles.
FOUNDATION:	Concrete block.
FLOORS:	Mixed including original hardwood on main floor.
CEILINGS:	Drywall, tile & drop ceiling in basement
WINDOWS:	Vinyl, 2 Wood in basement laundry room.
EXTERIOR:	Brick, aluminum siding.
INTERIOR:	Drywall.
PARKING:	Double wide private driveway.
GARAGE:	Attached single garage.
LOT SIZE:	55.02' x 110.05' (Geowarehouse).
ZONING:	UR8

PROPERTY DETAILS *continued*

TAXES:	$4655.35 (2026)
ROLL #:	101107018005100
PIN #:	360050020
HIGH SPEED INTERNET:	Available
HEATING:	Forced air natural gas.
COOLING:	Central Air conditioning.
FIREPLACE:	Large woodburning fireplace in main room.
RENTALS:	On demand hot water, furnace, central A/C (Reliance) – Approx. $250/mo.
WATER:	Municipal.
WASTE:	Municipal.
HOME INSPECTION:	Full version available at: www.gogordons.com
LOT DESCRIPTION:	Mature lot, fully fenced rear yard, private, mature perennial gardens, sheds.
INCLUSIONS:	Fridge, Stove, Washer, Dryer, dishwasher, microwave, central vacuum (as is), hot tub (as is).
FIXTURES EXCLUDED:	None.
SUGGESTED DEPOSIT:	5% of purchase price.
SUGGESTED CLOSING:	Immediate.

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