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**UNDER ONE ROOF.**

# PROPERTY INFORMATION

This beautifully restored limestone home in the historic village of Barriefield combines original post-and-beam construction and exposed stone with intentional design. It must be viewed to appreciate the exceptional craftsmanship, character, and attention to detail.

The main house opens to a bright living, dining and kitchen area, anchored by a central staircase with custom-milled stairs and railings by McGrath Millworks. With 23+ft ceilings, the space is filled with natural light. Gibson Timber Frames enhanced the original 19th-century roof framing with additional pole rafters, trusses, and hewn timber. Wide-plank River Reclaimed Pine flooring by Log's End adds warmth, with natural knots, mineral streaking, and the beauty of century-old river-recovered pine. A stunning fireplace and bar create an inviting focal point for entertaining.

The custom kitchen features honed slate countertops, a stone backsplash, gas stove with hood range, and a working island with sink. Kitchen and bar cabinetry are by Corell Custom Cabinetry.

The primary bedroom is open to below and showcases post-and-beam ceilings, exposed stone, custom built-ins, and a four-piece ensuite with a 42"x78" dual walk-in shower and skylights. Two additional bedrooms include custom built-ins, Murphy beds, and share a second four-piece bathroom. Bathrooms include Tumbled Italian marble by Grant's Tile and Kohler fixtures.

The thoughtfully designed addition features 10ft ceilings and polished concrete floors, plus a custom office with built-ins and gas fireplace, laundry and side entrance. Two upstairs bedrooms feature vaulted 11+ft ceilings and pot lights. Radiant in-floor heating extends throughout.

Outside, enjoy a bird's eye view of Lake Ontario and Fort Henry Hill from the full-width front porch and the private fully fenced yard and gardens designed by Tracey Filson, Heritage Gardener and 1000 Islands Master Gardener. The cedar shake roof and handmade windows and doors were crafted by D.J. White Restorations and honor the original exterior of the home.

236 James Street is a remarkable blend of historic character, skilled craftsmanship, and comfortable modern living.

# PROPERTY DETAILS

**ADDRESS:** 236 James Street Barriefield, Kingston, ON

**TYPE:** Historic 2-Storey Limestone home

**LEGAL DESCRIPTION:** PT LT 3 BTN JAMES ST AND REGENT ST PL 51 AS  
IN FR543751 EXCEPT PT 1, 13R2800;KINGSTON  
PT JAMES ST PL 51 CLOSED BY FR580752, PT 3, 13R7197; KINGSTON

|               |                                                   |
|---------------|---------------------------------------------------|
| SQ. FT:       | 3150 finished above grade (plus basement)         |
| BEDROOMS:     | 5                                                 |
| BATHS:        | 4.5 (4 full, 1 2-pc)                              |
| LAUNDRY:      | Main floor laundry room                           |
| BASEMENT:     | Partial                                           |
| AGE:          | 1839                                              |
| ELECTRICAL:   | 200 amp (copper)                                  |
| EV Charger    | Yes (located near the front door to the addition) |
| ROOF:         | Cedar shake                                       |
| FOUNDATION:   | Limestone, concrete                               |
| INTERIOR:     | Post and beam                                     |
| EXTERIOR:     | Limestone, board & batten                         |
| PARKING:      | 6+ cars                                           |
| LOT SIZE:     | 76.58' x 101.36'                                  |
| OUTBUILDINGS: | Finished studio/office 7'6" x 15'                 |

# PROPERTY DETAILS *continued*

|                    |                                                                                            |
|--------------------|--------------------------------------------------------------------------------------------|
| TAXES:             | \$9275.75 (2026)                                                                           |
| ROLL # / PIN #:    | 1011 090 090 05200/362620413                                                               |
| HEATING:           | Multi-zone in-floor radiant heat                                                           |
| FIREPLACE:         | 1-wood burning, 1-gas                                                                      |
| COOLING:           | Ductless split                                                                             |
| RENTALS:           | None                                                                                       |
| WATER/WASTE:       | Municipal                                                                                  |
| CHATELS INCLUDED:  | Gas stove, range hood, fridge, dishwasher, washer, dryer, wine fridge, office TV and mount |
| FIXTURES EXCLUDED: | None                                                                                       |
| SUGGESTED DEPOSIT: | \$50,000                                                                                   |
| SUGGESTED CLOSING: | Flexible                                                                                   |



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