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

Spacious Family Home on a Quiet, Family-Friendly Street!

Located on a peaceful street in a welcoming, family-friendly neighbourhood, this two-storey home offers plenty of room for the whole family.

Hardwood floors flow through the living room, dining room, family room and front entry, while stairs and second-floor bedrooms offer carpeting. The chef-inspired kitchen features a pantry and pot drawers, offering plenty of storage and functionality. A practical mudroom with additional storage provides easy access to both the garage and outdoors, with a 2-piece powder room nearby. The main-floor family room features a cozy wood-burning fireplace, perfect for relaxing or gathering with loved ones.

Upstairs, you'll find four spacious bedrooms, a private ensuite with tiled shower, and a large 4-piece main bathroom with tub and surround insert.

The basement extends the living space with a recreation room featuring a second wood-burning fireplace, a 3-piece bathroom, a dedicated laundry room with folding counter, and plenty of additional storage. The large double garage offers ample parking and excellent potential for even more storage. A wonderful opportunity to enjoy comfortable family living in a quiet, family-friendly neighbourhood!

PROPERTY DETAILS

ADDRESS: 12 CASTERTON AVE, KINGSTON, ON, K7M 1R5
TYPE: Single Family Residential
LEGAL DESCRIPTION: LT 9, PL 1761 ; S/T FR328086 KINGSTON

SQ. FT:	2,268' above grade, 1,115' below grade (MPAC)
BEDROOMS:	4; all on upper level, primary has an ensuite
BATHS:	4; 3-piece in basement, 2-piece on main, 3-piece ensuite on 2nd floor, 4-piece on 2nd floor
LAUNDRY:	In basement with counterspace, sink, and storage
BASEMENT:	Full, fully finished
AGE:	43 years (1983) (MPAC)
ELECTRICAL:	100-amp breaker panel
ROOF:	Asphalt shingles
FOUNDATION:	Masonry block
FLOORS:	Hardwood, carpet, tile, vinyl
CEILINGS:	Drywall, stucco
WINDOWS:	Vinyl and wood
EXTERIOR:	Brick and vinyl siding
INTERIOR:	Drywall, wallpaper
PARKING:	Double wide, private, paved driveway, 6-car
GARAGE:	Double wide attached garage
LOT SIZE:	54.17ft by 119.91ft (GeoWarehouse)
ZONING:	UR7 – Urban Residential 7

PROPERTY DETAILS *continued*

TAXES:	$7,128.13 (2026)
ROLL #:	101106018001100
PIN #:	360080067
HEATING:	Forced air gas
COOLING:	Central air conditioning
COSTS:	Average: $360/ month (gas, hydro, water, sewer)
RENTALS:	Hot water tank ($41.10/month)
WATER:	Municipal
WASTE:	Sewer
HOME INSPECTION:	Full version available at: www.gogordons.com
LOT DESCRIPTION:	Flat, fully fenced, private, mature trees, gardens
INCLUSIONS:	Fridge, stove, hood fan, dishwasher, microwave, washer, dryer, upright freezer in basement (all as-is condition)
FIXTURES EXCLUDED:	None
SUGGESTED DEPOSIT:	5% of purchase price
SUGGESTED CLOSING:	Immediate

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- Full Zoning Provisions
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One team.
Every detail.



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