



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.

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UNDER ONE ROOF.

PROPERTY INFORMATION

Welcome to 755 Downing St, a spacious bungalow offering comfortable main-floor living with plenty of room to entertain and enjoy the outdoors.

The main floor features three bedrooms, including a primary bedroom with its own ensuite, along with an additional full bathroom. The fully finished basement extends the living space with another bedroom and bathroom as well as a large entertainment area highlighted by a cozy gas fireplace—perfect for movie nights, gatherings, or relaxing with family.

Outside, the property offers excellent parking and storage options. The single-wide driveway includes an additional paved area for another vehicle, while the extra-long carport comfortably accommodates two cars.

The fully fenced backyard is a private outdoor retreat, surrounded by mature trees and manicured gardens. Enjoy the warmer months with an in-ground pool complete with a slide, while two work sheds provide convenient space for hobbies, projects, and storage.

With its functional layout, finished lower level, generous parking, and beautifully landscaped backyard, 755 Downing St offers a versatile home designed for both everyday living and entertaining.

PROPERTY DETAILS

ADDRESS: 755 Downing St, Kingston, ON, K7M5N1

TYPE: Single Family Detached

LEGAL DESCRIPTION: LT 109, PL 1502 ; S/T ROW IF ANY IN
FR135970 ; S/T FR183285,FR183999,FR185756 KINGSTON
TOWNSHIP

SQ. FT:	1,265' above grade, 1,265' below grade (MPAC)
BEDROOMS:	4; 3 on main (primary has ensuite), 1 in basement
BATHS:	3; 3-piece on main, 2-piece ensuite on main, 2-piece in basement
LAUNDRY:	Laundry room in basement with sink and storage
BASEMENT:	Full, finished
AGE:	58 years (1968) (MPAC)
ELECTRICAL:	100-amp breaker panel
ROOF:	Asphalt shingle
FOUNDATION:	Concrete block
FLOORS:	Hardwood, vinyl, tile
CEILINGS:	Stucco, drywall, ceiling tile
WINDOWS:	Vinyl
EXTERIOR:	Brick
INTERIOR:	Drywall
PARKING:	Paved, private, single-wide, 3-car
GARAGE:	Carport, single-wide, 2-car long
LOT SIZE:	65.0 ft by 121.18 ft (GeoWarehouse)
ZONING:	UR2 – Urban Residential 2

PROPERTY DETAILS *continued*

TAXES:	\$4,216.45 (2026)
ROLL #:	101108015005600
PIN #:	361220042
HIGH SPEED INTERNET:	Available
HEATING:	Forced air gas, electric baseboard
COOLING:	Central air conditioning
COSTS:	Averages: Gas: \$150/month, Hydro: \$125/month, Utilities: \$70/month
RENTALS:	Hot water tank
WATER:	Municipal
WASTE:	Sewer
HOME INSPECTION:	Full version available at: www.gogordons.com
LOT DESCRIPTION:	In-ground pool, fully fenced, gardens, mature trees
INCLUSIONS:	Fridge, stove, microwave, dishwasher, dehumidifier, washer, dryer, pool table, wall mounted TV (all as-is condition)
FIXTURES EXCLUDED:	None
SUGGESTED DEPOSIT:	5% of purchase price
SUGGESTED CLOSING:	Immediate



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