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 1036 Lawton Place. Built by john Maas, a two-story detached home in Kingston's desirable west end, offering excellent potential for buyers looking to add their own personal touch! Featuring 1,651 sq. ft. of above-ground living space, four bedrooms on the second floor, and a fully finished basement, this home offers plenty of room for a growing family or those looking to create a space tailored to their needs. The main floor features a functional layout with a two-piece bathroom, while the upper level provides four well-sized bedrooms and a three-piece bathroom. The finished basement offers additional living space, a two-piece bathroom, and convenient laundry facilities.

Set on a large lot, the property boasts mature trees, a manicured garden, a welcoming front porch, and a fenced backyard. Enjoy outdoor living on the spacious deck with built-in benches, accessible through sliding patio doors. Additional features include an attached single-car garage, private paved driveway, 200-amp electrical service, forced-air gas heating and central air conditioning.

Conveniently located in Kingston's west end, the property is close to shopping, grocery stores, restaurants, schools, parks, and public transit. Cataraqui Centre and RioCan Centre offer a wide variety of retail stores and services nearby, while local parks and recreational facilities provide opportunities to enjoy the outdoors. With its generous layout, sizeable lot, and convenient location, 1036 Lawton Place is an excellent opportunity for buyers seeking a home with potential in an established neighbourhood.

PROPERTY DETAILS

ADDRESS: 1036 Lawton Place, Kingston ON, K7P1M2
TYPE: 2 Story, Single family detached
LEGAL DESCRIPTION: LT 54, PL1754; KINGSTON TOWNSHIP

SQ. FT:	1651 (Sqft. Above ground), 1035 (Sqft. Below Ground) - MPAC
BEDROOMS:	4 Bedrooms (2nd floor)
BATHS:	2 – 2PC (main floor, Basement) 1 – 3PC (2nd floor)
LAUNDRY:	Basement
BASEMENT:	Full, Finished
AGE:	45 (1981) MPAC
ELECTRICAL:	Breaker (200 Amp)
ROOF:	Shingles
FOUNDATION:	Cement
FLOORS:	Wood, Carpet, Vinyl
CEILINGS:	Drywall, Popcorn
WINDOWS:	Vinyl
EXTERIOR:	Brick, Siding
INTERIOR:	Drywall
PARKING:	Paved private drive, 1.5 wide
GARAGE:	1 Car, Attached
LOT SIZE:	50ft(Frontage) x 112.38(Depth) MPAC
ZONING:	UR2 – Urban Residential 2

PROPERTY DETAILS *continued*

TAXES:	$4,905 (2025)
ROLL #:	101108017728100
PIN #:	360970191
HIGH SPEED INTERNET:	Available
HEATING:	Forced Air, Gas
COOLING:	Central A/C
ENTALS:	Gas Water heater (Reliance)
WATER:	Municipal
WASTE:	Municipal
HOME INSPECTION:	Full version available at: www.gogordons.com
LOT DESCRIPTION:	Large porch, Mature Trees, Manicured garden, Fenced rear yard, Large deck w/built in benches & Sliding patio doors
INCLUSIONS:	Fridge, Stove, Dishwasher, Washer, Dryer.
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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