

MOTIVATED SELLER LIST



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Address	967 OAKVIEW Avenue	143 FORD Street	983 SYDENHAM Road
MLS®#	40351713	40352942	40350303
Status	Active	Active	Active
Original List Price	\$364,900	\$469,900	\$449,995
List Price/List Date	\$364,900 / 11/21/2022	\$439,900 / 11/28/2022	\$449,995 / 11/16/2022
Sold Date			
Sale Price			
Region (CoP)	Frontenac	Frontenac	Frontenac
District/Municip	Kingston	Kingston	Kingston
Style	2 Storey	1.5 Storey	2 Storey
Sewage	Sewer (Municipal)	Sewer (Municipal)	Septic
Water	Municipal/--	Municipal/--	Municipal/--
Heating			
Sub Dist/Loc Area	37 - South of Taylor-Kidd Blvd	23 - Rideau	42 - City Northwest
Year Built	1976	1947	
DOM	21	70	82
Basement	Walk-Out, Fully Finished, Full Basement	Unfinished, Full Basement	Unfinished, Crawl Space
Beds Total	3	3	2
Bath Total	2	2	2
Garage			
Acres Total	< 0.5	< 0.5	< 0.5
Lot Front/Depth	/	100.00 / 80.00	65.00 / 135.00
Sqft AG/Total	1,010	800	1,517
Sqft Total	1,010	800	1,517
Waterfront Y/N	No	No	No
Waterfront Name			
Remarks	<p>Look no further! Affordable west end condo townhome with rare walk out basement. Three bedrooms, two baths and a finished basement. Updates include flooring throughout the main & basement level, kitchen, appliances, hot water tank and furnace. Ideally situated in walking distance to schools, shopping and bus routes. Don't miss this one!</p>	<p>COMPLETELY RENOVATED 3 BEDROOM HOME! THIS HOME HAS BEEN REWIRED, RE-INSULATED AND DRY WALLED, NEW KITCHEN WITH ISLAND, NEW FLOORING THROUGHOUT, 2 NEW BATHROOMS, NEW ROOF, NEW WINDOWS AND NEW SIDING. YOU WILL BE COMPLETELY SURPRISED WHEN YOU SEE THE SPACE AND FINISHES IN THIS HOME. LIKE BUYING NEW WITHOUT THE PRICE TAG! LARGE CORNER LOT AFFORDING LOTS OF PARKING AND WELL LOCATED CLOSE TO SCHOOLS, BUS ROUTES, SHOPPING, REC CENTER AND TRAILS.</p>	<p>This well-situated single family (R1 zoned) property can be your next home or your next home/business combination! Centrally located with quick access to everything and parking space for approximately 9 vehicles. Current living space offers 3 potential bedrooms, 1.5 baths, a kitchen up and remains roughed-in for kitchen on main floor to be returned to it's original use if so desired. Private back entrance to upstairs living space. Front entrance has been used as customer service entrance in recent years. Lovely deck overlooking nice sized yard. Priced to sell! Not holding offers. Offers welcome anytime!</p>

List Brokerage

RE/MAX Finest Realty Inc., Brokerage

Royal LePage ProAlliance Realty, Brokerage

Royal LePage ProAlliance Realty, Brokerage



Address	339 PORTSMOUTH Avenue	1235 CARMIL Boulevard	844 LARCHWOOD Crescent
MLS®#	40315093	40346423	40342349
Status	Active	Active	Active
Original List Price	\$585,000	\$549,900	\$595,000
List Price/List Date	\$545,000 / 08/26/2022	\$549,900 / 11/07/2022	\$595,000 / 10/27/2022
Sold Date			
Sale Price			
Region (CoP)	Frontenac	Frontenac	Frontenac
District/Municip	Kingston	Kingston	Kingston
Style	1.5 Storey	Backsplit	Sidesplit
Sewage	Sewer (Municipal)	Sewer (Municipal)	Sewer (Municipal)
Water	Municipal-Metered/--	Municipal/--	Municipal/--
Heating			

Sub Dist/Loc Area	18 - Central City West	37 - South of Taylor-Kidd Blvd	42 - City Northwest
Year Built			1989
DOM	161	91	102
Basement	Unfinished, Crawl Space	Unfinished, Partial Basement	Fully Finished, Full Basement
Beds Total	4	3	3
Bath Total	2	2	3
Garage		1	1
Acres Total	< 0.5	< 0.5	< 0.5
Lot Front/Depth	56.00 / 111.00	60.07 / 120.00	36.00 / 109.00
Sqft AG/Total	1,625	1,219	1,531
Sqft Total	1,625	1,219	1,531
Waterfront Y/N	No	No	No
Waterfront Name			

Remarks			
OUTSTANDING INVESTMENT PROPERTY! This stylish and unique 4 bedroom home's superior location lends itself as a great rental just north of St Lawrence College. All updates and renovations are complete with features that include 2 main floor bedrooms, with attached studies, one with cheater 4 piece ensuite. Upstairs you will find another good 2 bedrooms with a full bathroom as well. This 1625 sf home's main floor design includes a den on entry, a good size living room, an eat-in kitchen and a laundry room. Parents and investors the valuation on this property is right on the mark. Furnace is under contract and is assumable. The balance owing is \$2765.38. Guess what... it also works as a pretty sweet home with a separate office entrance!	This three bedroom, back split home backs onto a park! High Gate Park has a soccer field, trails and a play structure. This home has been updated throughout the main floor - a newer kitchen, bathroom, flooring, paint, trim and doors. The untouched half of the basement is ready for your design! There is a two piece bathroom in the lower level. The main entrance has a long exterior corridor, which is very nice place to sit with friends and chat. Large fenced backyard for the little ones or pets. An attached single car garage with an entrance into the foyer. Shingles 2016, furnace 2015, central air 2021. This is a fantastic home with a park in your backyard - you don't want to miss this one!	Catarauqui Woods. Updated side split featuring 3 Large bedrooms, 2 Full Baths and a fully finished basement. New flooring and trim, freshly painted. Desirable, quiet street within walking distance to Catarauqui Woods Elementary School. Private Backyard with mature trees. Roof (2011), Furnace (2016), Updated Vinyl Windows.	

List Brokerage	Royal LePage ProAlliance Realty, Brokerage	Royal LePage ProAlliance Realty, Brokerage	Royal LePage ProAlliance Realty, Brokerage
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Address	683 BRAESIDE Crescent	181 WILSON Street	1373 WOODFIELD Crescent #LOT E2
MLS®#	40350802	40356831	40354873
Status	Active	Active	Active
Original List Price	\$597,000	\$599,000	\$627,900
List Price/List Date	\$597,000 / 11/17/2022	\$599,000 / 12/06/2022	\$627,900 / 12/01/2022
Sold Date			
Sale Price			
Region (CoP)	Frontenac	Frontenac	Frontenac
District/Municip	Kingston	Kingston	Kingston
Style	2 Storey	Bungalow	2 Storey
Sewage	Sewer (Municipal)	Sewer (Municipal)	Sewer (Municipal)
Water	Municipal/--	Municipal/--	Municipal/--
Heating			
Sub Dist/Loc Area	39 - North of Taylor-Kidd Blvd	23 - Rideau	42 - City Northwest
Year Built	1982		
DOM	81	62	67
Basement	Fully Finished, Full Basement	1,000 Square Feet, Walk-Out, Fully Finished, Full Basement	Partially Finished, Full Basement
Beds Total	3	4	3
Bath Total	2	2	3
Garage	2	1	1
Acres Total	< 0.5	< 0.5	< 0.5
Lot Front/Depth	50.00 / 113.00	52.00 / 131.00	25.00 / 158.00
Sqft AG/Total	1,532	1,500	1,765
Sqft Total	1,532	2,500	1,765
Waterfront Y/N	No	No	No
Waterfront Name			
Remarks	Braeside. Desirable West End Location. Large 2-Storey Home backing onto conservation land. Double Car Garage. 3 Bedrooms upstairs including cheater ensuite and walk-through closet. All new asphalt driveway, walkway, curbs, and large concrete patio (2018). Fully finished basement. Central AC. Gas Fireplace. Updated vinyl Windows. Roof (2014).	Great investment property backing on to Shannon Park and close to the bus stop. This home was converted into a legal duplex in 2019 with a lower BASEMENT level custom kitchen, new bathroom, bedroom, and living room. There is even separate laundry machines for each unit. The main level has new flooring, trim, and paint. The forced air furnace was installed in 2016 and central air in 2020. The lower level unit is spacious with large windows providing plenty of daylight. This house is turn-key and ready to go for the savvy investor or to live in with some rental income to help pay the mortgage! BOTH Tenants willing to stay.	GREENE HOMES IS PROUD TO OFFER THE 3 BEDROOM, 1765 SQ/FT PEARL MODEL (LEFT UNIT). THE MAIN LEVEL FEATURES A 2 PC POWDER ROOM, OPEN CONCEPT KITCHEN/DINING ROOM, SPACIOUS GREAT ROOM, WHILE THE 2ND FLOOR OFFERS 3 BEDROOMS WITH A SPACIOUS OWNERS SUITE COMPLETE WITH ENSUITE BATH & WALK-IN CLOSET. DISCOVER THE 'LUXURY SEMI-DETACHED HOMES' LOCATED IN CREEKSIDE VALLEY, JUST WEST OF THE CATARAQUI TOWN CENTRE, THIS COMMUNITY FEATURES PARKS, GREEN SPACE AND CONNECTED PATHWAYS. CHOOSE FROM 3 SPECTACULAR MODELS WITH A NUMBER OF ARCHITECTURALLY CONTROLLED EXTERIOR FACADES. ALL UNITS INCLUDE UPGRADED ISLAND WITH EATING BAR, ELEVATED CABINET UPPERS,
List Brokerage	Royal LePage ProAlliance Realty, Brokerage	Royal Star Realty Inc.	RE/MAX Finest Realty Inc., Brokerage



Address	687 ROOSEVELT Drive	887 EVERITT Avenue	1534 SCARLET Street
MLS®#	40354916	40349702	40342163
Status	Active	Active	Active
Original List Price	\$649,900	\$659,900	\$639,900
List Price/List Date	\$629,900 / 12/02/2022	\$629,900 / 11/15/2022	\$639,900 / 10/27/2022
Sold Date			
Sale Price			
Region (CoP)	Frontenac	Frontenac	Frontenac
District/Municip	Kingston	Kingston	Kingston
Style	Bungalow	Bungalow	2 Storey
Sewage	Sewer (Municipal)	Sewer (Municipal)	Sewer (Municipal)
Water	Municipal/--	Municipal/--	Municipal/--
Heating			
Sub Dist/Loc Area	28 - City Southwest	28 - City Southwest	13 - Kingston East (incl Barret Crt)
Year Built			2022
DOM	66	83	102
Basement	1,000 Square Feet, Fully Finished, Full Basement	Fully Finished, Full Basement	Development Potential, Unfinished, Full Basement
Beds Total	4	5	3
Bath Total	3	2	3
Garage	2	1	1
Acres Total	< 0.5	< 0.5	< 0.5
Lot Front/Depth	40.00 / 110.00	60.00 / 118.16	20.00 / 104.00
Sqft AG/Total	1,300	1,220	1,500
Sqft Total	2,300	1,220	1,500
Waterfront Y/N	No	No	No
Waterfront Name			
Remarks	<p>Beautifully updated 2 + 2 bedroom home in fantastic west end neighbourhood, close to many great schools and shopping! Recently renovated kitchen with breakfast counter and separate breakfast nook, ceramic floors and stainless steel appliances. Large open concept LR/DR area with hardwood floors and sliding doors to new deck. The primary bedroom has double closets and a large updated ensuite. There is main floor laundry plus another large bedroom and updated main bath. The lower level is well finished complete with with an amazing rec room, 2 large bedrooms, 3 piece bath and storage/workshop area. Updated shingles, furnace and central air as well, This home is completely carpet free and provides great value, offering plenty of space and an inviting layout for the price!</p>	<p>Looking for a great family home with an in-law suite, or perhaps an investment opportunity? This all brick bungalow in a sought after Henderson Place has it all. The main floor offers living room, kitchen, dining room with newer garden doors to deck, 3 bdrms and 1 bath. The completely renovated lower level with its own separate entrance offers 2 more bdrms, 1 bath, kitchen (which is currently being installed) and laundry and utility rooms. As a bonus, all basement windows, furnace and air conditioning are also new. Relax on the newly constructed deck in your fully fenced and large back yard, partially shaded by mature trees. This home is located close to all amenities, including schools, parks, golf course, shopping, to name a few.</p>	<p>**Take advantage of up to \$25,000 in savings on this home or 2.99% mortgage interest rate** Under construction now from CaraCo: the 'Richmond' (Elev A), an executive townhome offering 1,500 sq/ft, 3 bedrooms and 2.5 baths. Open concept floor plan with ceramic tile foyer, laminate plank flooring and 9ft ceilings on the main floor. The kitchen features quartz countertops, centre island, pot lighting, built-in microwave and large walk-in pantry. Spacious living room with pot lighting, a corner gas fireplace and patio doors to the rear yard. 3 spacious bedrooms up including the primary bedroom with a large walk-in closet and 4-piece ensuite bathroom. All this plus a main floor laundry/mud room, standard high-efficiency furnace, HRV and basement bathroom rough-in. Ideally located in popular Riverview Phase 4, close to parks, schools, downtown, CFB and all</p>
List Brokerage	Royal LePage ProAlliance Realty, Brokerage	RE/MAX Finest Realty Inc., Brokerage	Re/Max Rise Executives, Brokerage



Address	538 TRIMBLE Gate	980 RICK HANSEN Crescent	1343 FRANK Street
MLS®#	40319002	40343942	40338019
Status	Active	Active	Active
Original List Price	\$699,500	\$649,900	\$675,000
List Price/List Date	\$644,900 / 09/06/2022	\$649,900 / 11/01/2022	\$664,900 / 10/17/2022
Sold Date			
Sale Price			
Region (CoP)	Frontenac	Frontenac	Frontenac
District/Municip	Kingston	Kingston	Kingston
Style	Bungalow	Bungalow	2 Storey
Sewage	Sewer (Municipal)	Sewer (Municipal)	Sewer (Municipal)
Water	Municipal/--	Municipal-Metered/--	Municipal-Metered/--
Heating			
Sub Dist/Loc Area	28 - City Southwest	39 - North of Taylor-Kidd Blvd	42 - City Northwest
Year Built			2009
DOM	153	80	112
Basement	Fully Finished, Full Basement	Fully Finished, Full Basement	522 Square Feet, Fully Finished, Full Basement
Beds Total	3	6	3
Bath Total	3	3	3
Garage	2	2	1
Acres Total	< 0.5	< 0.5	< 0.5
Lot Front/Depth	82.38 / 83.30	50.21 / 139.44	40.03 / 102.07
Sqft AG/Total	1,600	1,700	1,260
Sqft Total	1,600	1,700	1,782
Waterfront Y/N	No	No	No
Waterfront Name			
Remarks	Wow - Exceptional all stone end unit bungalow in lovely Pine Hill Estate. Community, features include hardwood/laminate flooring in living/dining rooms, gas fireplace, kitchen with lots of counter space, vaulted ceilings, eat-in nook, bright main floor family room with patio doors to deck, two oversized bedrooms, master with en-suite and walk-in closet, main floor laundry, inside entry into garage, lower level finished with large bedroom/rec room, with worksho9p and hobby and craft rooms and bathroom. Professionally decorated through-out. Pride of ownership abounds. Clubhouse membership approximately \$325 yearly.	All Brick Custom Built 3+3 Bungalow. Three full baths, above ground pool and pool equipment (+ heater 2021) in a great location, with excellent schools. The current reno for a new kitchen has been started and needs completion. The main floor large primary bedroom with a 5-piece en-suite bathroom, with an additional two bedrooms and a shared 4-piece bathroom. Lower level of the home is fully finished with 3 bedrooms, 3-piece bathroom, and plenty of recreational space. The playground in the back yard with outdoor entertaining area and hot tub completes this family friendly home.	You don't want to miss out on this immaculate 2-storey home in an ideal neighbourhood at 1343 Frank Street! This detached home has a large garage with extra space for storage, 3 beds, and 2+1 baths. Be welcomed through the front door or garage entry to a lobby with storage and a powder room. Walkthrough to your open-concept main floor that is bathed in light, where you can entertain your family and friends easily. Your kitchen features a lovely island for extra storage, a large window over the sink for plenty of light, and a newer dishwasher and microwave/range hood (2019). Upstairs you will find 3 bedrooms with ample closet space, laminate flooring, and large windows. When you need time to relax, retreat to the primary bedroom, which features a walk-in closet and enough space to create a nice reading nook. The primary 4-piece bathroom features new tile
List Brokerage	K B Realty Inc., Brokerage	K B Realty Inc., Brokerage	RE/MAX Finest Realty Inc., Brokerage



Address	2275 SYDENHAM Road	457 COOKE Crescent	1013-1015 SUNNYSIDE Road
MLS®#	40354251	40354584	40350803
Status	Active	Active	Active
Original List Price	\$679,900	\$699,900	\$749,900
List Price/List Date	\$679,900 / 11/29/2022	\$699,900 / 11/30/2022	\$699,900 / 11/17/2022
Sold Date			
Sale Price			
Region (CoP)	Frontenac	Frontenac	Frontenac
District/Municip	Kingston	Kingston	Kingston
Style	2 Storey	Bungalow	1 Storey/Apt
Sewage	Septic	Sewer (Municipal)	Septic
Water	Drilled Well/--	Municipal-Metered/--	Drilled Well/--
Heating			
Sub Dist/Loc Area	44 - City North of 401	42 - City Northwest	44 - City North of 401
Year Built		2004	1974
DOM	69	68	81
Basement	Unfinished, Crawl Space	500 Square Feet, Partially Finished, Full Basement	1,555 Square Feet, Partially Finished, Full Basement
Beds Total	3	3	8
Bath Total	2	3	3
Garage		2	
Acres Total	< 0.5	< 0.5	0.50-1.99
Lot Front/Depth	106.76 / 170.00	47.57 / 105.10	150.00 / 185.00
Sqft AG/Total	2,625	1,563	2,131
Sqft Total	2,625	2,063	3,686
Waterfront Y/N	No	No	No
Waterfront Name			
Remarks	<p>This limestone beauty is awaiting its next chapter. Circa 1853, this stunning home has been lovingly renovated over the years but continues to be rich in character and charm. Original pine plank flooring is found throughout, as well as original trim and mouldings. Natural light radiates in the open concept kitchen which features new appliances, lots of storage and granite counter tops. A recent renovation by Garofolo Bros Construction created a light-filled side entry and bright spacious hallway with main floor laundry and 3 piece bathroom. The main floor features a grand living room with soaring 10ft ceilings and a wood fireplace, a separate dining room and a charming enclosed front porch. Centre hall stairs lead to three upstairs bedrooms and a full 5 piece bath</p>	<p>Here is a wonderful home just waiting for new owners to love it. Located in one of Kingston's most popular neighborhoods, with amenities just minutes away. The layout features a large living - dining room and a large kitchen with island and comfortable eating area. And not to be missed is the primary bedroom suite with a five-piece ensuite and big walk in closet. Just what everyone wants. The lower level is truly appealing with curved oak stairs leading to the 20 x 20 rec room and fireplace. Bonus is a hobby space for arts and crafts or pet washing. Perfect for a professional couple because of the double driveway and garage. Take a look You are sure to be impressed.</p>	<p>Calling all investors! This full semi-detached all brick side-by-side bungalow style is the perfect opportunity for you to live on one side and lease out the other side. Newly renovated and offering a combined over 3,600 sqft finished living spaces with 6 + 2 bedrooms and 3 full bathrooms. In both units' you will find on the main levels 3 bedrooms, bright and spacious living rooms with beautiful big bay windows, good sized kitchens with space for a breakfast area in each, and 4-piece bathrooms. The basement in unit 1013 there is a huge family/recreation room perfect for family movie/game night, space for the kids to play, and a large fourth bedroom. The lower level of unit 1015 is perfect for an in-law suite or the perfect the ultimate man/woman cave with large family/recreation room, bar room with sink, bedroom, 4-piece bathroom and large unfinished</p>
List Brokerage	Royal LePage ProAlliance Realty, Brokerage	RE/MAX Finest Realty Inc., Brokerage	Your Home Sold Guaranteed Realty Centres Ltd.



Address	1415 SUMMER Street	25 GLEN LAWRENCE Crescent	1524 SCARLET Street
MLS®#	40348492	40348250	40342892
Status	Active	Active	Active
Original List Price	\$699,900	\$699,900	\$699,900
List Price/List Date	\$699,900 / 11/11/2022	\$699,900 / 11/10/2022	\$699,900 / 10/28/2022
Sold Date			
Sale Price			
Region (CoP)	Frontenac	Frontenac	Frontenac
District/Municip	Kingston	Kingston	Kingston
Style	2 Storey	Sidesplit	2 Storey
Sewage	Sewer (Municipal)	Septic	Sewer (Municipal)
Water	Municipal/--	Municipal/--	Municipal/--
Heating			
Sub Dist/Loc Area	13 - Kingston East (incl Barret Crt)	11 - Kingston East (incl CFB Kingston)	13 - Kingston East (incl Barret Crt)
Year Built	2022	1957	2022
DOM	87	88	101
Basement	Development Potential, Unfinished, Full Basement	Walk-Out, Unfinished, Full Basement	Development Potential, Unfinished, Full Basement
Beds Total	3	4	3
Bath Total	3	2	3
Garage	1		1
Acres Total	< 0.5	0.50–1.99	< 0.5
Lot Front/Depth	25.00 / 104.00	147.66 / 157.50	25.00 / 104.00
Sqft AG/Total	1,700	2,357	1,700
Sqft Total	1,700	2,357	1,700
Waterfront Y/N	No	No	No
Waterfront Name			
Remarks	<p>**Special Offer 2.99% Interest Rate** Brand new from CaraCo, the 'Wellesley' an executive end-unit townhome offering 1,700 sq/ft, 3 bedrooms and 2.5 baths, available to move in immediately. Open concept floor plan with ceramic tile foyer, laminate plank flooring and 9ft ceilings on the main floor. The kitchen features quartz countertops, centre island, pot lighting, built-in microwave and large walk-in pantry. Spacious living room with pot lighting, a corner gas fireplace and patio doors to the rear yard. 3 spacious bedrooms up including the primary bedroom with a large walk-in closet and 4-piece ensuite bathroom with tiled shower and separate tub. All this plus a main floor laundry/mud room, standard high-efficiency furnace, central air, HRV and basement bathroom rough-in. Ideally located in popular Riverview Phase 4, close to parks, schools,</p>	<p>An opportunity to live in an ideally situated waterfront estate community of King Pitt on the east side of Kingston, minutes from downtown. Rare 147'x157' corner lot in this mature neighbourhood with views of the St. Lawrence River. 4 bedroom 1.5 bathroom, four-level side split home. The lower level has a separate entrance and can be finished to your taste - the bathroom is ready for you to design. Hardwood floors on the main and second level are recently refinished. Several mechanical upgrades: 1,000-gallon concrete septic tank 2018. Big O and Blueman waterproofing 2017. Roof 2015. Newer forced air natural gas furnace. The home is on municipal water. 200 amp electrical service. This location presents tremendous value and upside with a lifestyle that is second to none!</p>	<p>**Take advantage of up to \$25,000 in savings on this home or 2.99% mortgage interest rate** Under construction now from CaraCo: the 'Wellesley' (Elev A), an executive townhome offering 1,700 sq/ft, 3 bedrooms and 2.5 baths. Open concept floor plan with ceramic tile foyer, laminate plank flooring and 9ft ceilings on the main floor. The kitchen features quartz countertops, centre island, pot lighting, built-in microwave and large walk-in pantry. Spacious living room with pot lighting, a corner gas fireplace and patio doors to the rear yard. 3 spacious bedrooms up including the primary bedroom with a large walk-in closet and 4-piece ensuite bathroom with tiled shower and separate tub. All this plus a main floor laundry/mud room, standard high-efficiency furnace, HRV and basement bathroom rough-in. Ideally located in popular Riverview Phase 4, close to parks,</p>
List Brokerage	Re/Max Rise Executives, Brokerage	RE/MAX Finest Realty Inc., Brokerage	Re/Max Rise Executives, Brokerage



Address	1401 SUMMER Street	839 SELKIRK Road	930 MCCARTHY Court
MLS®#	40342777	40355840	40342353
Status	Active	Active	Active
Original List Price	\$712,400	\$745,000	\$774,900
List Price/List Date	\$712,400 / 10/28/2022	\$745,000 / 12/05/2022	\$749,900 / 10/27/2022
Sold Date			
Sale Price			
Region (CoP)	Frontenac	Frontenac	Frontenac
District/Municip	Kingston	Kingston	Kingston
Style	2 Storey	2 Storey	2 Storey
Sewage	Sewer (Municipal)	Sewer (Municipal)	Sewer (Municipal)
Water	Municipal/--	Municipal/--	Municipal/--
Heating			
Sub Dist/Loc Area	13 - Kingston East (incl Barret Crt)	39 - North of Taylor-Kidd Blvd	39 - North of Taylor-Kidd Blvd
Year Built	2022	1979	1988
DOM	101	63	102
Basement	Development Potential, Unfinished, Full Basement	600 Square Feet, Fully Finished, Full Basement	1,400 Square Feet, Walk-Out, Walk-Up, Fully Finished, Full Basement
Beds Total	3	6	5
Bath Total	3	3	4
Garage	1	1	2
Acres Total	< 0.5	< 0.5	< 0.5
Lot Front/Depth	26.00 / 104.00	50.00 / 120.00	38.32 / 98.43
Sqft AG/Total	1,700	2,579	1,700
Sqft Total	1,700	3,179	3,100
Waterfront Y/N	No	No	No
Waterfront Name			
Remarks	<p>**Take advantage of up to \$25,000 in savings on this home or 2.99% mortgage interest rate** CaraCo's Townhome model: the 'Wellesley' (Elev A), an executive townhome offering 1,700 sq/ft, 3 bedrooms and 2.5 baths. Set on a large corner lot with open concept floor plan with ceramic tile foyer, laminate plank flooring and 9ft ceilings on the main floor. The kitchen features quartz countertops, centre island, pot lighting, built-in microwave and large walk-in pantry. Spacious living room with pot lighting, a corner gas fireplace and patio doors to the rear yard. 3 spacious bedrooms up including the primary bedroom with a large walk-in closet and 4-piece ensuite bathroom with tiled shower and separate tub. All this plus a main floor laundry/mud room, standard high-efficiency furnace, HRV and basement bathroom rough-in. Ideally located in popular Riverview Phase 4,</p>	<p>Welcome home to 839 Selkirk Road! This spacious family home is ready for its new owners. Lovingly maintained and updated throughout the years this 6 Bedroom 2.5 bathroom home is fit and ready for a new family! Offering a traditional floor plan with formal living room with large picture window that overlooks large covered front porch and quiet street. Formal dining room with bright window overlooking the quiet, well landscaped rear yard. Updated kitchen with gas stove and plenty of cupboard space. Main Floor family room with inviting wood burning fireplace. An addition was added in 1997 that offers a spacious main floor primary room with large sitting area, walk in closet, and well appointed ensuite. Upstairs there are 4 spacious bedrooms with an updated main bathroom. Finished lower level with large rec room, plenty of storage additional bedroom</p>	<p>Welcome home, first time offered for sale in over 29 years. This quality built all brick 2 storey home is located in the Holy Cross/Lancaster School district in Westwoods. It is ideally located on a quiet cul-de-sac on a pie shaped south facing lot, with lower-level walkout and backs onto un-developmental green space. This home offers 1700 sq ft on the upper levels, 1400 sq ft on the lower level, 5 bedrooms, 4 bathrooms spacious main floor family room, stunning modern eat-in kitchen with stainless appliances, built in microwave and oven and beautiful granite countertops. Enjoy the spectacular setting on the new 2021 deck overlooking quiet rear yard. The lower levels offers both a walkout to the yard, brand new stone patio and to the garage, ideally set up for a potential in-law suite. In addition to the spacious rec room with gas fireplace, there is an</p>
List Brokerage	Re/Max Rise Executives, Brokerage	Royal LePage ProAlliance Realty, Brokerage	RE/MAX Finest Realty Inc., Brokerage



Address	1397 MONARCH Drive	1399 MONARCH Drive	1071 WOODHAVEN Drive
MLS®#	40344885	40344868	40349761
Status	Active	Active	Active
Original List Price	\$785,900	\$789,900	\$799,900
List Price/List Date	\$785,900 / 11/02/2022	\$789,900 / 11/03/2022	\$799,900 / 11/15/2022
Sold Date			
Sale Price			
Region (CoP)	Frontenac	Frontenac	Frontenac
District/Municip	Kingston	Kingston	Kingston
Style	Bungalow	2 Storey	2 Storey
Sewage	Sewer (Municipal)	Sewer (Municipal)	Sewer (Municipal)
Water	Municipal/--	Municipal/--	Municipal/--
Heating			
Sub Dist/Loc Area	42 - City Northwest	42 - City Northwest	42 - City Northwest
Year Built			
DOM	96	95	83
Basement	Development Potential, Unfinished, Full Basement	Development Potential, Unfinished, Full Basement	425 Square Feet, Fully Finished, Full Basement
Beds Total	2	3	4
Bath Total	2	3	4
Garage	2	2	1
Acres Total	< 0.5	< 0.5	< 0.5
Lot Front/Depth	40.00 / 114.00	40.00 / 114.00	33.00 / 105.00
Sqft AG/Total	1,350	1,620	1,725
Sqft Total	1,350	1,620	2,150
Waterfront Y/N	No	No	No
Waterfront Name			
Remarks	The 'Chelmsford' (Elev. A) from CaraCo's Summit Series offers 1,350 sq/ft, 2 bedrooms, 2.0 baths and a premium lot with no rear neighbours. This open concept bungalow features ceramic tile & hardwood flooring package and 9ft ceilings on the main floor. The kitchen features quartz countertops, centre island, pot lighting, built-in microwave, large walk-in corner pantry open to the dining room with patio doors to rear yard. Spacious living room with pot lighting and gas fireplace.. 2 spacious bedrooms up including the primary bedroom with a large walk-in closet and 5-piece ensuite bathroom. All this plus a main floor laundry/mud room, standard high-efficiency furnace, HRV and basement bathroom rough-in. Choose this design or any one of our 12 Summit Series designs, ranging from 1,350 sq/ft to 3,000 sq/ft. You can have it all from CaraCo:	The 'Broadview' (Elev. A) from CaraCo's Summit Series offers 1,620 sq/ft, 3 bedrooms, 2.5 baths and a premium lot with no rear neighbours. Open concept floor plan with ceramic tile foyer, hardwood flooring and 9ft ceilings on the main floor. The kitchen features quartz countertops, centre island, pot lighting, built-in microwave, large walk-in corner pantry and patio doors to rear yard. Spacious living room with pot lighting, gas fireplace and open to the dining room. 3 spacious bedrooms up including the primary bedroom with a large walk-in closet and 5-piece ensuite bathroom. All this plus a main floor laundry/mud room, standard high-efficiency furnace, HRV and basement bathroom rough-in. Choose this design or any one of our 12 Summit Series designs, ranging from 1,350 sq/ft to 3,000 sq/ft. You can have it all from CaraCo: Quality	In Woodhaven, the Elgin model with Secondary Suite built by Caraco in 2018 is currently occupied and generating great income! Main unit (1071-1 Woodhaven) is 1725 sq/ft on two levels with 3 bedrooms, 2.5 baths with bright open concept design with a large kitchen with island and great room with upgraded laminate floors. On the 2nd floor there are 3 bedrooms including large master w/walk-in closet and ensuite main bath, washer and dryer. A separate entrance leads to fully finished secondary suite (1071-2 Woodhaven) that has a living room, full kitchen, bedroom and bathroom plus it's own laundry. One car garage, separate forced air furnaces, 2 air conditioners, paved driveway, concrete curbs. All appliances included! PLUS there's a 1.89% assumable mortgage to October 2025 (on approved credit). Call for details.
List Brokerage	Re/Max Rise Executives, Brokerage	Re/Max Rise Executives, Brokerage	Sutton Group-Masters Realty Inc Brokerage



Address	1702 REGINALD BART Drive	83 SCHOONER Drive	555 MONTEREY Court
MLS®#	40354779	40346376	40339893
Status	Active	Active	Active
Original List Price	\$849,900	\$849,000	\$849,900
List Price/List Date	\$834,900 / 12/01/2022	\$849,000 / 11/07/2022	\$849,900 / 10/21/2022
Sold Date			
Sale Price			
Region (CoP)	Frontenac	Frontenac	Frontenac
District/Municip	Kingston	Kingston	Kingston
Style	2 Storey	2 Storey	Bungalow
Sewage	Sewer (Municipal)	Sewer (Municipal)	Sewer (Municipal)
Water	Municipal-Metered/--	Municipal/--	Municipal/--
Heating			
Sub Dist/Loc Area	13 - Kingston East (incl Barret Crt)	13 - Kingston East (incl Barret Crt)	28 - City Southwest
Year Built	2014	2002	
DOM	67	91	108
Basement	833 Square Feet, Walk-Up, Fully Finished, Full Basement	771 Square Feet, Fully Finished, Full Basement	Unfinished, Full Basement
Beds Total	4	5	3
Bath Total	4	4	2
Garage	2	1	2
Acres Total	< 0.5	< 0.5	< 0.5
Lot Front/Depth	75.99 / 99.00	35.01 / 108.37	62.80 / 111.00
Sqft AG/Total	1,732	1,800	1,779
Sqft Total	2,565	2,571	1,779
Waterfront Y/N	No	No	No
Waterfront Name			
Remarks	<p>Welcome to 1702 Reginald Bart Drive, located in Kingston's beautiful and sought after east end community. This 8 year old, elevated, custom CaraCo home is sure to impress with upgraded finished and the designers attention to detail. With over 2400sqft of living space, there is lots of room for a growing or mature family. The open concept main floor, with large island and lots of windows, is a great area for friends and family to gather. Granite countertops and custom imported Italian tile are always a topic of conversation. Whether you're nestled by the large fireplace or hanging out in the massive covered porch, this area is the central perk of the house. Work from home? We have you covered with a bright main floor office with bird's eye view of the street. 3 large bedrooms on the second floor, with 4 piece bathroom. Primary bedroom has a 3 piece ensuite and walk-in</p>	<p>Welcome to 83 Schooner Drive! This elegant home has been immaculately maintained and offers a warm cozy feel as soon as you walk through the doorway. The lovely 2-storey provides five bedrooms, two full bathrooms, and two half bathrooms with just under 2,400 square feet of finished living space. This home really is meant to be seen and felt in person. The east-end location offers excellent access to CFB Kingston, Hwy. 401, downtown Kingston and the soon-to-be-open Waaban Crossing. Schedule your private showing today.</p>	<p>Located on a quiet court off of Vista Drive, this 3 bedroom, 2 bathroom bungalow has lots to offer. Entering from either the foyer or the attached garage, you will be greeted with an open concept living and dining room with lots of natural light. Walking down the hall to the back of the house, you will find a spacious family room featuring vaulted ceilings and gas fireplace, newly updated galley style kitchen, and breakfast room leading to the inviting backyard through the sliding patio doors. The master bedroom is a generous size with a walk-in closet and 3-piece ensuite. Down the hall you will find two more bedrooms, a 4 piece bathroom, and laundry room. Large unfinished lower level with potential to make it your own. The backyard features a privacy fence across the back and side with a deck off the back of the home.</p>
List Brokerage	Re/Max Rise Executives, Brokerage	eXp Realty, Brokerage	RE/MAX Finest Realty Inc., Brokerage



Address	644 HALLOWAY Drive	1425 EVERGREEN Drive	2894 HIGHWAY 15
MLS®#	40336034	40347663	40350681
Status	Active	Active	Active
Original List Price	\$979,000	\$929,900	\$949,900
List Price/List Date	\$929,000 / 10/12/2022	\$929,900 / 11/10/2022	\$949,900 / 11/17/2022
Sold Date			
Sale Price			
Region (CoP)	Frontenac	Frontenac	Frontenac
District/Municip	Kingston	Kingston	Kingston
Style	2 Storey	2 Storey	2 Storey
Sewage	Sewer (Municipal)	Sewer (Municipal)	Septic
Water	Municipal/--	Municipal/--	Drilled Well/--
Heating			
Sub Dist/Loc Area	13 - Kingston East (incl Barret Crt)	42 - City Northwest	44 - City North of 401
Year Built	2021	2017	1920
DOM	117	88	81
Basement	Unfinished, Full Basement	Fully Finished, Full Basement	Unfinished, Full Basement
Beds Total	4	4	3
Bath Total	4	4	2
Garage	2	2	2
Acres Total	< 0.5	< 0.5	50-99.99
Lot Front/Depth	30.59 / 134.00	45.28 / 114.33	697.00 /
Sqft AG/Total	2,610	2,400	2,124
Sqft Total	2,610	2,400	2,124
Waterfront Y/N	No	No	No
Waterfront Name			
Remarks	<p>Upgrades abound in this stunning executive home, located in the highly desirable, east-end neighborhood of Riverview. Boasting 2610 sq.ft. this 4 bedroom 3 ½ bath home is on a premium lot. The main floor offers 9 foot ceilings, a gourmet kitchen with granite countertops, prep island and walk-in pantry. Great room with gas fireplace, separate dining room, private office and 2pc bath. Large mudroom with walk in closet/storage space with entrance to fully dry walled double garage. Upstairs, a luxurious master with a gorgeous 5 piece bath and huge walk-in closet; then 3 generous additional bedrooms, all with ensuite baths. 2nd floor laundry room with built in. The lower level is fully insulated and ready for you to develop to your satisfaction. Central air, a natural gas furnace, humidifier and HRV. An over-sized, 2 car garage is off the large mudroom. Retreat to your own</p>	<p>Located in the Heart of Woodhaven in one of Kingston's most Prestigious neighborhoods, this Turnkey, Executive, Open concept 2 storey home features 3 + 1 Large bedrooms, 4 enormous Walk in Closets (2 in the Primary Bedroom), 3 ½ Bathrooms including a luxurious primary ensuite complete with a majestic bathtub for you to enjoy. Upon entry you will be awe struck by the grandeur of the bright and spacious Main floor, from the gleaming hardwood floors, vaulted ceilings, welcoming living room to the sheer size of the open concept kitchen and great room. The kitchen is your home chef's dream, complete with-built-in stainless-steel appliances, granite island countertop, counter space as for as the eye can see and a walk-in pantry. The vast great room provides the perfect setting for hosting all your friends and family, with a separate dining area</p>	<p>Country in the City. 58.7 Acres. 50 Tillable Acres!! Located just 6 Km North of the 401. 696 Feet of Road Frontage. All Brick 2-Storey Century Home. 3 Bedrooms, 2 Full Baths. Large Eat in Kitchen, Main floor family, living and laundry rooms. New flooring, professionally painted. 5,000 Sq. Ft. Barn. Double Detached Garage. 36' x 28' Workshop (40 Amp Service). Above Ground Pool with brand new composite Deck. Updated Plumbing & Electrical, including Furnace / AC / HWT (2019). Steel Roof (2022). Drilled well. Natural Gas. FIBE Internet.</p>
List Brokerage	RE/MAX Finest Realty Inc., Brokerage	Royal LePage ProAlliance Realty, Brokerage	Royal LePage ProAlliance Realty, Brokerage



Address	934 OLD FRONT Road	1237 CARFA Crescent	1231 WATERSIDE Way
MLS®#	40355573	40355090	40344739
Status	Active	Active	Active
Original List Price	\$1,150,000	\$1,175,000	\$1,188,888
List Price/List Date	\$1,150,000 / 12/06/2022	\$1,175,000 / 12/01/2022	\$1,188,888 / 11/02/2022
Sold Date			
Sale Price			
Region (CoP)	Frontenac	Frontenac	Frontenac
District/Municip	Kingston	Kingston	Kingston
Style	Bungalow	2 Storey	2 Storey
Sewage	Septic	Sewer (Municipal)	Sewer (Municipal)
Water	Municipal/--	Municipal/--	Municipal/--
Heating			
Sub Dist/Loc Area	28 - City Southwest	42 - City Northwest	13 - Kingston East (incl Barret Crt)
Year Built	1966	2022	2022
DOM	62	67	96
Basement	Walk-Out, Partially Finished, Full Basement	Development Potential, Separate Entrance, Walk-Out, Walk-Up, Unfinished, Full Basement	678 Square Feet, Partially Finished, Full Basement
Beds Total	5	3	4
Bath Total	2	3	5
Garage	3	2	2
Acres Total	< 0.5	< 0.5	< 0.5
Lot Front/Depth	89.99 / 170.00	40.00 / 164.00	114.17 /
Sqft AG/Total	2,400	1,959	3,280
Sqft Total	2,400	1,959	3,958
Waterfront Y/N	No	No	No
Waterfront Name			
Remarks	<p>Imagine owning a fortress of a home with one of the most beautiful views over Lake Ontario! This home was designed and constructed in 1966 with strength and durability in mind. The property is nicely landscaped with mature trees, gardens and a storage shed in the rear yard. The location is ideal, just across the road from Lake Ontario in the city's west end. The house is solidly constructed and the basement floors, walls and main living area floors are poured concrete that will last a lifetime and offer the owner that unique home on the block. The entrance of this home is via the lower level into a large foyer that stretches back to a spiral staircase up to the main floor of the home. With just over 2000 ft.² of room on this level you'll find a recreation room, workshop, utility room, an office and plenty of storage space. The large workshop offers a great deal of room for your hobbies and</p>	<p>Are you looking for a comfortable family home, backyard oasis, or the perfect location? Look no further than this stunning, custom built, two storey home located in popular Woodhaven . This home is situated on a magnificent 164 ft walkout lot. As you step into the home, you are immediately greeted by the light and airy, open foyer, flowing into the living area. The home includes engineered hardwood and ceramic tile throughout. Walking into the southern exposed living room, you'll see the floor to ceiling tile fireplace to keep you cozy on those cold, winter nights. To keep you cool in the summer, the house includes central air. In the kitchen, you have beautiful bright white cabinetry followed by quartz countertops and undermounted sinks. On the main floor, there is a 2-piece bathroom. In the primary bedroom, you have your own ensuite with a walk-in shower and double sinks.</p>	<p>Perched at the edge of Riverview subdivision, this newly built St. James model home from Tamarack overlooks the Catarqui River and lovely greenspace directly across the street. At over 3200sf this large home is situated on a premium corner lot - with an incredibly spacious side yard which will overlook a future park. Inside, the home is finished with high quality materials - hardwood floors, quartz countertops, brand-new stainless-steel appliances, designer cabinets, gas fireplace and more. Four spacious bedrooms, five total bathrooms (including stunning primary suite with soaker tub), upper floor laundry room, main floor office, dual living spaces, gourmet kitchen with butler's pantry - this house has tons</p>
List Brokerage	Royal LePage ProAlliance Realty, Brokerage	Royal LePage ProAlliance Realty, Brokerage	RE/MAX Finest Realty Inc., Brokerage



Address	4154 UNITY Road	244 MCMAHON Avenue	72 KENWOODS Circle
MLS®#	40354472	40338260	40346434
Status	Active	Active	Active
Original List Price	\$1,200,000	\$1,200,000	\$1,600,000
List Price/List Date	\$1,200,000 / 11/30/2022	\$1,200,000 / 10/21/2022	\$1,350,000 / 11/07/2022
Sold Date			
Sale Price			
Region (CoP)	Frontenac	Frontenac	Frontenac
District/Municip	Kingston	Kingston	Kingston
Style	Bungalow	3 Storey	Bungalow
Sewage	Septic	Sewer (Municipal)	Sewer (Municipal)
Water	Dug Well/--	Municipal/--	Lake/Municipal
Heating			
Sub Dist/Loc Area	44 - City North of 401	25 - West of Sir John A. Blvd	13 - Kingston East (incl Barret Crt)
Year Built			1994
DOM	65	108	91
Basement	1,522 Square Feet, Fully Finished, Full Basement	1,307 Square Feet, Fully Finished, Full Basement	800 Square Feet, Walk-Out, Partially Finished, Full Basement
Beds Total	6	0	3
Bath Total	3	1	3
Garage	2		2
Acres Total	2-4.99	< 0.5	< 0.5
Lot Front/Depth	960.00 /	179.00 / 140.00	65.29 / 146.80
Sqft AG/Total	2,075	4,644	1,876
Sqft Total	3,597	5,951	2,676
Waterfront Y/N	No	No	Yes
Waterfront Name			Lake Ontario
Remarks	Ready for a new home? You will find many tasteful updates throughout this recently renovated all brick bungalow, including new triple glazed windows and ample storage. There is plenty of living space on the main floor (2,000 square ft). Three bedrooms, 3 bathrooms, open concept living room, sitting area and dining room with plenty of natural light throughout. The modern crisp kitchen includes quartz countertops, boasting built in appliances and breakfast bar. Access from the double garage leads to both levels. The massive fully finished lower level, 3 bedrooms, 1 full bathroom offers great living options for aging-in place parents or for a boomerang child. This stunning home sits on a large 4.6 acre lot with many sleek finishes and a short drive to the city. Come see it today!	Come take a look at this church coming onto the market, interesting possibilities and is zoned residentially.	Why just enjoy water views when you can live in a waterfront home on city services? Built by the builder for the builder, this spacious stone bungalow with over 2700 sq ft of finished living space is situated on prime waterfront in an executive neighbourhood. With a layout for modern living, the high arched windows and generous principal rooms maximize the northwesterly views framing fabulous sunsets. You will be drawn in by the expansive living room with propane fireplace and will appreciate the hardwood flooring and cove moulding detail repeated in the adjacent formal dining room. Enjoy your morning coffee from the eat-in kitchen or step out from there to the upper deck. On the opposite side of the house is the Primary bedroom with spacious ensuite and large walk-in closet. A door from this suite also leads to the upper deck. Two more bedrooms are served by
List Brokerage	Royal LePage ProAlliance Realty, Brokerage	Century 21 Champ Realty Limited, Brokerage	Chestnut Park Real Estate Ltd., Brokerage



Address	1259 CARFA Crescent	2126 COLE HILL Road	35 RUDD Avenue
MLS®#	40349319	40348387	40356148
Status	Active	Active	Active
Original List Price	\$1,450,000	\$1,599,000	\$1,799,900
List Price/List Date	\$1,450,000 / 11/14/2022	\$1,599,000 / 11/11/2022	\$1,799,900 / 12/06/2022
Sold Date			
Sale Price			
Region (CoP)	Frontenac	Frontenac	Frontenac
District/Municip	Kingston	Kingston	Kingston
Style	Bungalow	2 Storey	2 Storey
Sewage	Sewer (Municipal)	Septic	Septic
Water	Municipal-Metered/--	Drilled Well/--	River/Drilled Well
Heating			
Sub Dist/Loc Area	42 - City Northwest	44 - City North of 401	11 - Kingston East (incl CFB Kingston)
Year Built	2022		
DOM	84	87	62
Basement	Walk-Out, Partially Finished, Full Basement	1,425 Square Feet, Fully Finished, Full Basement	Unfinished, Crawl Space
Beds Total	3	6	3
Bath Total	2	4	4
Garage	2	2	2
Acres Total	< 0.5	0.50–1.99	< 0.5
Lot Front/Depth	50.00 / 118.00	276.23 / 440.21	175.43 / 0.00
Sqft AG/Total	1,910	2,850	3,441
Sqft Total	1,910	4,275	3,441
Waterfront Y/N	No	No	Yes
Waterfront Name			St Lawrence River
Remarks	Absolutely spectacular executive, custom built bungalow located in the highly desired Woodhaven neighbourhood. This new build has a plethora of natural light and expansive outdoor space. The full stone/brick exterior offers great curb appeal. Open your grand sliding door leading to the rear covered deck. Looking out from the rear deck, you are greeted by a tranquil pond backing onto the greenbelt. The timeless, custom kitchen includes luxurious finishings from the quartz countertops to the stunning cabinetry. The home includes 3 bedrooms and 2 bathrooms. The bathrooms are equipped with quartz countertops and heated floors. White oak hardwood flooring flows throughout the home. Some other features this home includes are central air, pre-wired for electrical car plug, full walk-out basement (9 ft poured), drywalled and ready for final finishing,	YOUR SEARCH IS OVER! This curated 3850 square foot stunner combines your desire for rural opportunity with advanced, custom finishes. Boasting 6 bedrooms, 4 bathrooms, 3 car garage, main floor laundry, mudroom, fully finished basement and a separate salon studio. Taking your first steps into this home, your eyes immediately take notice of its gorgeous and functional kitchen. With a double wall oven, a built in gas stove and range, two large quartz islands, and a separate breakfast stand that could be completed with a beer/wine fridge it truly is a chef's dream! While you enjoy gathering or relaxing in an open concept living room, feel fresh air or bright light prevailing through the home's large low profile windows. This space opens up onto your private rear deck that has access to your 3 season indoor/outdoor kitchen with ample gathering space overlooking	Welcome to the exclusive hamlet of Eastview. With sweeping views of the St. Lawrence River this 3 bedroom, 3.5 bath home will be sure to please the most discerning buyer. As you step through the front door you are immediately faced with the most stunning water views. The open concept main floor is massive and great for entertaining. Sliding glass doors from the main living area lead to a beautifully manicured lawn, expansive deck and hot tub as well as steps to the waterfront. The kitchen has been recently updated with new granite counter tops. The walk in pantry is a dream. The main floor is rounded out by a large mudroom as well as a 3 piece bath both of which have in-floor heating as well as another half bath. The second story of this beautiful home features a dream master bedroom with 5 piece en-suite and stunning walk in closet, two further bedrooms, a 3 piece bath
List Brokerage	Royal LePage ProAlliance Realty, Brokerage	Re/Max Rise Executives, Brokerage	Royal LePage ProAlliance Realty, Brokerage



Address	512 MAPLE LAWN Drive	65 GARDINER Street	16 RIVERSIDE Drive
MLS®#	40320935	40328847	40340384
Status	Active	Active	Active
Original List Price	\$1,995,000	\$2,399,900	\$3,699,900
List Price/List Date	\$1,995,000 / 09/09/2022	\$2,399,900 / 09/26/2022	\$3,699,900 / 10/24/2022
Sold Date			
Sale Price			
Region (CoP)	Frontenac	Frontenac	Frontenac
District/Municip	Kingston	Kingston	Kingston
Style	Bungalow	3 Storey	Bungalow
Sewage	Septic	Sewer (Municipal)	Septic
Water	Drilled Well/--	Municipal/--	River/Municipal
Heating			
Sub Dist/Loc Area	44 - City North of 401	14 - Central City East	11 - Kingston East (incl CFB Kingston)
Year Built	2021	2021	2000
DOM	124	133	105
Basement	2,243 Square Feet, Walk-Out, Fully Finished, Full Basement	None	2,143 Square Feet, Walk-Out, Fully Finished, Full Basement
Beds Total	6	12	5
Bath Total	3	13	3
Garage	3		4
Acres Total	0.50-1.99	< 0.5	0.50-1.99
Lot Front/Depth	265.26 / 0.00	64.70 / 235.41	121.19 / 337.90
Sqft AG/Total	2,223	4,704	2,597
Sqft Total	4,466	4,704	4,740
Waterfront Y/N	No	No	Yes
Waterfront Name			St Lawrence River
Remarks	A stunning, brand new luxury, approximately 4645 sqft., bungalow with an attached 3-car garage on a 1.4 acre country lot with a view of the Colonel By Lake! The exterior of this home is the beginning of the beauty and fine finishes with Hardie Board & Batten siding, Permacon full bed stone skirts, and Douglas Fir posts that create a gorgeous modern craftsman home. Inside the main level you will find a spacious foyer leading to the open concept living room/dining room with vaulted ceilings, a 3-sided fireplace, and 16'X8' Lift & Slide patio doors leading out to the huge deck made from Trex composite decking with waterproofing beneath (Trex Rainscape). The gorgeous chef's kitchen offers tons of storage space, Quartz stone countertops and backsplash, a built-in coffee bar, and a huge butler's pantry. The mudroom offers custom built cabinetry/storage as well as	Well located adjacent to Queen's University west campus. The building is less than 1 year old and was constructed by MacAdam Homes. This duplex offers an 8 bedroom unit and a 4 bedroom unit, fully rented until April 2023 with tenants paying 850 per month per, per bedroom & all utilities. Each bedroom has its own bathroom and each unit includes a large common room, eat in kitchen, laundry room, stove, microwave, two refrigerators, washer, dryer and unit B featuring a large deck off the rear.	STUNNING GAROFALO BROS. CUSTOM-BUILT HOME ON ST. LAWRENCE RIVER IN MILTON SUBDIVISION!! This home is way too special to reiterate what is already stated in the listing so instead, I will tell you a little story. When I think about this beautiful home so many things flutter in my mind. When you walk in the front door it whispers welcome and be impressed yet be cozy and comfortable. It says, sit down, have a coffee or a latte and let's catch up. You can imagine all the aromas of the decadent food that has been prepared and cooked in the designer kitchen. You can almost hear the music coming from the baby grand piano where people gathered by the wood-burning fireplace to sing a song or two and dance. Open up the doors to the sunroom to hear laughter and conversation with the warm breeze blowing through the screens or step onto
List Brokerage	Royal LePage ProAlliance Realty, Brokerage	RE/MAX Finest Realty Inc., Brokerage	Sutton Group-Masters Realty Inc Brokerage