

# MOTIVATED SELLER LIST



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# ABOUT YOUR MOTIVATED SELLER LIST

Hello,

I've put together what I am calling a Motivated Seller List! It is a list of homes that have been on the market for over 60 days! This is a lot longer than the current 22 day average. This is where you find deals! At the time of printing this all of these homes have been on the market before at least Dec 15, 2022.

A lot of buyers and agents get caught up constantly checking the new properties that hit the market each day and forget about the old ones that have been sitting on the market for awhile. They race to be the first ones to see the new properties and try to beat others to them to get their offer in as quick as possible. This definitely isn't going to get you the best deal!

If you're bargain hunting then take a look at the properties that have been on the market for awhile and start trying to bring the seller down in negotiations. If they have been listed for this long then surely they know they are overpriced and most likely are getting a little anxious about whether or not they will be able to sell or not. You never know what can happen unless you give them an offer!

If you would like to see the interior photos of these properties you can do so right on my website at [www.jasonbarbosa.com](http://www.jasonbarbosa.com)

From there you can also search every property on MLS and set up your very own search profile to automatically get notified when homes that fit your search criteria and budget come on the market saving you hours of time.

If you have any questions about any homes please reach out to me!

*Jason barbosa*

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Address	143 FORD Street	4061 BATH Road	983 SYDENHAM Road
MLS®#	40352942	40358013	40350303
Status	Active	Active	Active
Original List Price	\$469,900	\$449,900	\$449,995
List Price/List Date	\$439,900 / 11/28/2022	\$449,900 / 12/13/2022	\$449,995 / 11/16/2022
Sold Date			
Sale Price			
Region (CoP)	Frontenac	Frontenac	Frontenac
District/Municip	Kingston	Kingston	Kingston
Style	1.5 Storey	2 Storey	2 Storey
Sewage	Sewer (Municipal)	Septic	Septic
Water	Municipal/--	Municipal/--	Municipal/--
Heating			
Sub Dist/Loc Area	23 - Rideau	37 - South of Taylor-Kidd Blvd	42 - City Northwest
Year Built	1947		
DOM	80	65	92
Basement	Unfinished, Full Basement	Unfinished, Full Basement	Unfinished, Crawl Space
Beds Total	3	4	2
Bath Total	2	1	2
Garage			
Acres Total	< 0.5	< 0.5	< 0.5
Lot Front/Depth	100.00 / 80.00	153.58 /	65.00 / 135.00
Sqft AG/Total	800	1,408	1,517
Sqft Total	800	1,408	1,517
Waterfront Y/N	No	No	No
Waterfront Name			
Remarks	<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>West Kingston 4 Bedroom Home - Attention investors and anyone looking for a spacious home. This substantially sized 2 storey has large rooms, tons of character, and 2 car garage. It has the size and floor plan to potentially create primary and secondary living units in an up/down configuration; subject to municipal approval. Live in one and rent the other. Conveniently located in Collins Bay with shopping, schools, services, restaurants, water front trail, public transit stops, and public boat launch within easy walking distance. And a large lot for play space and parking. Come see the options presented by this spacious home.</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

Royal LePage ProAlliance Realty, Brokerage

Sutton Group-Masters Realty Inc Brokerage

Royal LePage ProAlliance Realty, Brokerage





Address	24 CASTELL Road	339 PORTSMOUTH Avenue	1235 CARMIL Boulevard
MLS®#	40356540	40315093	40346423
Status	Active	Active	Active
Original List Price	\$579,900	\$585,000	\$549,900
List Price/List Date	\$539,900 / 12/07/2022	\$545,000 / 08/26/2022	\$549,900 / 11/07/2022
Sold Date			
Sale Price			
Region (CoP)	Frontenac	Frontenac	Frontenac
District/Municip	Kingston	Kingston	Kingston
Style	Bungalow	1.5 Storey	Backsplit
Sewage	Sewer (Municipal)	Sewer (Municipal)	Sewer (Municipal)
Water	Municipal/--	Municipal-Metered/--	Municipal/--
Heating			

Sub Dist/Loc Area	28 - City Southwest	18 - Central City West	37 - South of Taylor-Kidd Blvd
Year Built			
DOM	71	171	101
Basement	808 Square Feet, Fully Finished, Full Basement	Unfinished, Crawl Space	Unfinished, Partial Basement
Beds Total	2	4	3
Bath Total	1	2	2
Garage	2		1
Acres Total	< 0.5	< 0.5	< 0.5
Lot Front/Depth	60.00 / 125.00	56.00 / 111.00	60.07 / 120.00
Sqft AG/Total	880	1,625	1,219
Sqft Total	1,688	1,625	1,219
Waterfront Y/N	No	No	No
Waterfront Name			

Remarks			
Well cared for bungalow in the sought after Henderson neighbourhood! The oversized 2 car garage would also be an ideal workshop space! This home has the best of both worlds being situated on a quiet street and close to everything you need including shopping, great schools, and dining! Lots of updates on this home including: 50 year fibreglass shingles (2021), Flat roof over the back deck (2022), Furnace & AC (2017), Windows (2004), Oversized back deck (2021), Quartz counter tops (2022), Paint (2022). This home is ready to move in and enjoy!	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!	

List Brokerage	eXp Realty, Brokerage	Royal LePage ProAlliance Realty, Brokerage	Royal LePage ProAlliance Realty, Brokerage
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Address	844 LARCHWOOD Crescent	181 WILSON Street	1367 WOODFIELD Crescent #LOT E5
MLS®#	40342349	40356831	40353772
Status	Active	Active	Active
Original List Price	\$595,000	\$599,000	\$624,900
List Price/List Date	\$595,000 / 10/27/2022	\$599,000 / 12/06/2022	\$624,900 / 12/01/2022
Sold Date			
Sale Price			
Region (CoP)	Frontenac	Frontenac	Frontenac
District/Municip	Kingston	Kingston	Kingston
Style	Sidesplit	Bungalow	2 Storey
Sewage	Sewer (Municipal)	Sewer (Municipal)	Sewer (Municipal)
Water	Municipal/--	Municipal/--	Municipal-Metered/--
Heating			
Sub Dist/Loc Area	42 - City Northwest	23 - Rideau	42 - City Northwest
Year Built	1989		2023
DOM	112	72	77
Basement	Fully Finished, Full Basement	1,000 Square Feet, Walk-Out, Fully Finished, Full Basement	Unfinished, Full Basement
Beds Total	3	4	3
Bath Total	3	2	3
Garage	1	1	1
Acres Total	< 0.5	< 0.5	< 0.5
Lot Front/Depth	36.00 / 109.00	52.00 / 131.00	25.00 / 158.00
Sqft AG/Total	1,531	1,500	1,715
Sqft Total	1,531	2,500	1,715
Waterfront Y/N	No	No	No
Waterfront Name			
Remarks	Cataraqui 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 Cataraqui Woods Elementary School. Private Backyard with mature trees. Roof (2011), Furnace (2016), Updated Vinyl Windows.	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.	Luxury Semi-Detached Home located in Creekside Valley! This 1715 sqft Opal Model (Right Side) features a 2 pc powder room, Open Concept Kitchen/Dining Area and Great Room, Kitchen boasts a center island & stone counter tops and upgrade cabinetry. The main Floor also features a Laundry/Mud Room with entrance to the garage. The upper level has a spacious Owners Suite complete with 5 Piece Ensuite Bath & Huge walk-in closet, & 2 additional spacious bedrooms and a 4 pc bath complete the home. This is NOT YOUR AVERAGE SEMI; located on a large corner lot with extra depth due to an existing easement w/ chain link fence separating the main yard and easement space. This fabulous semi is situated across from 42' and 52' detached homes. Also note that it is minutes west of the Cataraqui Town Centre, and in a subdivision that features
List Brokerage	Royal LePage ProAlliance Realty, Brokerage	Royal Star Realty Inc.	Re/Max Service First Realty Inc, Brokerage



Address	687 ROOSEVELT Drive	887 EVERITT Avenue	1375 WOODFIELD Crescent #LOT E1
MLS®#	40354916	40349702	40353292
Status	Active	Active	Active
Original List Price	\$649,900	\$659,900	\$638,505
List Price/List Date	\$629,900 / 12/02/2022	\$629,900 / 11/15/2022	\$638,505 / 12/01/2022
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-Metered/--
Heating			
Sub Dist/Loc Area	28 - City Southwest	28 - City Southwest	42 - City Northwest
Year Built			2023
DOM	76	93	77
Basement	1,000 Square Feet, Fully Finished, Full Basement	Fully Finished, Full Basement	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	36.00 / 158.00
Sqft AG/Total	1,300	1,220	1,775
Sqft Total	2,300	1,220	1,775
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 sought after Henderson Place has it all. The main floor offers living room, kitchen, dining room with newer garden doors to new deck, 3 bdrms and 1 bath. The completely renovated lower level with its own separate entrance offers 2 bdrms, 1 bath, kitchen/rec room, laundry and utility rooms. Basement has been completely renovated with new windows, new electrical/plumbing, insulation, drywall, kitchen &amp; flooring. Window boxes and trim, paint touch-ups will be completed prior to closing. New furnace, a/c, garage door, deck. Fully fenced, 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>Luxury Semi-Detached Home located in Creekside Valley! This 1775 sqft Pearl Model (Right Side) features a 2 pc powder room, Open Concept Kitchen/Dining Area and Great Room, Kitchen boasts a center island &amp; stone counter tops and upgraded cabinetry. The main floor also features a Laundry/Mud Room with entrance to the garage. The upper level has a spacious Owners Suite complete with 5 piece Ensuite Bath &amp; Huge walk-in closet, &amp; 2 additional spacious bedrooms and a 4 piece bath complete the home. This is NOT YOUR AVERAGE SEMI; located on a large corner lot with extra depth due to existing easement w/ chain link fence separating the main yard and easement space. This fabulous semi is situated across from 42' and 52' detached homes. Also note that it is minutes west of the Catarqui Town Centre, and in a subdivision that features</p>
List Brokerage	Royal LePage ProAlliance Realty, Brokerage	RE/MAX Finest Realty Inc., Brokerage	Re/Max Service First Realty Inc, Brokerage



Address	789 WHITEOAK Crescent	1391 ANDERSEN Drive	2275 SYDENHAM Road
MLS®#	40357582	40343393	40354251
Status	Active	Active	Active
Original List Price	\$689,000	\$669,900	\$679,900
List Price/List Date	\$659,000 / 12/12/2022	\$669,900 / 10/31/2022	\$679,900 / 11/29/2022
Sold Date			
Sale Price			
Region (CoP)	Frontenac	Frontenac	Frontenac
District/Municip	Kingston	Kingston	Kingston
Style	Bungalow Raised	2 Storey	2 Storey
Sewage	Sewer (Municipal)	Sewer (Municipal)	Septic
Water	Municipal, Municipal-Metered/--	Municipal/--	Drilled Well/--
Heating			
Sub Dist/Loc Area	42 - City Northwest	42 - City Northwest	44 - City North of 401
Year Built	1981		
DOM	66	108	79
Basement	1,100 Square Feet, Separate Entrance, Walk-Out, Fully Finished, Full Basement	Development Potential, Unfinished, Full Basement	Unfinished, Crawl Space
Beds Total	5	3	3
Bath Total	2	3	2
Garage		1	
Acres Total	< 0.5	< 0.5	< 0.5
Lot Front/Depth	50.00 / 128.00	25.00 / 114.00	106.76 / 170.00
Sqft AG/Total	1,137	1,600	2,625
Sqft Total	2,237	1,600	2,625
Waterfront Y/N	No	No	No
Waterfront Name			
Remarks	<p>Investors take notice ! 789 Whiteoak Crescent is an elevated bungalow featuring a separate rear entrance to the lower level with inlaw suite potential, creating income potential or simply use the space for extended family. Main level floorplan consists of 3 spacious bedrooms, 4 pc bath, large open kitchen/ dining area and bright spacious living room. Patio doors from the dining area give you access to your private deck and fenced rear yard. Thoughtful modern layout gives each level, their own laundry facilities ! The freshly updated Lower level offers 2 bedrooms, 4 pc bath, large open concept living room / dining / kitchen area. Whether you like income potential properties or just a great home offering separation for the extended family, this home is a great one! Situated on a quiet Cul-de-sac in a fantastic west end location, on the city bus route, close</p>	<p>The 'Stanley' (Elev. A) offers 1,600 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 Trails Edge, with easy access to parks, schools, downtown and all west end amenities. Ready to move-in Summer 2023.</p>	<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>
List Brokerage	Sutton Group-Masters Realty Inc Brokerage	Re/Max Rise Executives, Brokerage	Royal LePage ProAlliance Realty, Brokerage





Address	457 COOKE Crescent	3 HUTCHESON Drive	1397 MONARCH Drive
MLS®#	40354584	40358036	40344885
Status	Active	Active	Active
Original List Price	\$699,900	\$729,000	\$785,900
List Price/List Date	\$699,900 / 11/30/2022	\$729,000 / 12/13/2022	\$785,900 / 11/02/2022
Sold Date			
Sale Price			
Region (CoP)	Frontenac	Frontenac	Frontenac
District/Municip	Kingston	Kingston	Kingston
Style	Bungalow	Bungalow	Bungalow
Sewage	Sewer (Municipal)	Holding Tank	Sewer (Municipal)
Water	Municipal-Metered/--	Lake/Well	Municipal/--
Heating			
Sub Dist/Loc Area	42 - City Northwest	44 - City North of 401	42 - City Northwest
Year Built	2004		
DOM	78	65	106
Basement	500 Square Feet, Partially Finished, Full Basement	None	Development Potential, Unfinished, Full Basement
Beds Total	3	3	2
Bath Total	3	2	2
Garage	2	1	2
Acres Total	< 0.5	0.50–1.99	< 0.5
Lot Front/Depth	47.57 / 105.10	0.00 /	40.00 / 114.00
Sqft AG/Total	1,563	1,274	1,350
Sqft Total	2,063	1,274	1,350
Waterfront Y/N	No	Yes	No
Waterfront Name		Colonel By Lake	
Remarks	<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>Welcome home to your personal slice of paradise. This three bedroom, 2 bath home sits nestled comfortably on a private road 10 minutes from downtown Kingston. Your new home has so much to offer, from beautiful sunsets, calm water ways, and most important of all, privacy. Every amenity is a short distance away and for the boater, you'll find yourself just off the Rideau lake system. Spend the day traveling to Ottawa or Gananoque or wherever your journeys take you. Come home each night to stunning sunsets and a glass of cheer on your patio. The lake level is entirely controlled by the loch system so you don't have to worry about flooding. Ideal for home workers in this information age as fibre has been installed for lightning fast internet speeds. Your new property has it all and is just waiting for you to move in. Book your appointment today!</p>	<p>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 &amp; 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:</p>
List Brokerage	RE/MAX Finest Realty Inc., Brokerage	Sutton Group-Masters Realty Inc Brokerage	Re/Max Rise Executives, Brokerage





Address	1071 WOODHAVEN Drive	2772 DELMAR Street	83 SCHOONER Drive
MLS®#	40349761	40356634	40346376
Status	Active	Active	Active
Original List Price	\$799,900	\$829,900	\$849,000
List Price/List Date	\$799,900 / 11/15/2022	\$829,900 / 12/07/2022	\$849,000 / 11/07/2022
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-Metered/--	Municipal/--
Heating			
Sub Dist/Loc Area	42 - City Northwest	42 - City Northwest	13 - Kingston East (incl Barret Crt)
Year Built			2002
DOM	93	71	101
Basement	425 Square Feet, Fully Finished, Full Basement	Development Potential, Unfinished, Full Basement	771 Square Feet, Fully Finished, Full Basement
Beds Total	4	3	5
Bath Total	4	2	4
Garage	1	2	1
Acres Total	< 0.5	< 0.5	< 0.5
Lot Front/Depth	33.00 / 105.00	40.00 / 101.00	35.01 / 108.37
Sqft AG/Total	1,725	1,508	1,800
Sqft Total	2,150	1,508	2,571
Waterfront Y/N	No	No	No
Waterfront Name			
Remarks	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.	MOVE-IN READY! Welcome home to 2772 Delmar Street! A custom bungalow built and ready for you by Marques Homes. Bright and open concept kitchen with quality quartz countertops, undermount sink, pot & pan drawers, under-cabinet lighting, and soft closing doors and drawers throughout. Tray ceiling in the spacious living room with natural gas fireplace and access to rear yard. There's a convenient main floor laundry leading to a double car garage. There are three main floor bedrooms, including a large master with a walk-in closet and an ensuite bathroom with a beautiful glass-enclosed tiled shower. The lower level is ready for your future finishing with a three-piece rough-in bathroom, 9' ceilings, perimeter insulation, and drywall already complete. Upgraded engineered hardwood and tile package, quartz countertops throughout, and air	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.
List Brokerage	Sutton Group-Masters Realty Inc Brokerage	Re/Max Rise Executives, Brokerage	eXp Realty, Brokerage



Address	555 MONTEREY Court	644 HALLOWAY Drive	1425 EVERGREEN Drive
MLS®#	40339893	40336034	40347663
Status	Active	Active	Active
Original List Price	\$849,900	\$979,000	\$929,900
List Price/List Date	\$849,900 / 10/21/2022	\$929,000 / 10/12/2022	\$929,900 / 11/10/2022
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	28 - City Southwest	13 - Kingston East (incl Barret Crt)	42 - City Northwest
Year Built		2021	2017
DOM	118	127	98
Basement	Unfinished, Full Basement	Unfinished, Full Basement	Fully Finished, Full Basement
Beds Total	3	4	4
Bath Total	2	4	4
Garage	2	2	2
Acres Total	< 0.5	< 0.5	< 0.5
Lot Front/Depth	62.80 / 111.00	30.59 / 134.00	45.28 / 114.33
Sqft AG/Total	1,779	2,610	2,400
Sqft Total	1,779	2,610	2,400
Waterfront Y/N	No	No	No
Waterfront Name			
Remarks	<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>	<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>
List Brokerage	RE/MAX Finest Realty Inc., Brokerage	RE/MAX Finest Realty Inc., Brokerage	Royal LePage ProAlliance Realty, Brokerage



Address	2768 DELMAR Street	2894 HIGHWAY 15	934 OLD FRONT Road
MLS®#	40356636	40350681	40355573
Status	Active	Active	Active
Original List Price	\$939,900	\$949,900	\$1,150,000
List Price/List Date	\$939,900 / 12/07/2022	\$949,900 / 11/17/2022	\$1,150,000 / 12/06/2022
Sold Date			
Sale Price			
Region (CoP)	Frontenac	Frontenac	Frontenac
District/Municip	Kingston	Kingston	Kingston
Style	2 Storey	2 Storey	Bungalow
Sewage	Sewer (Municipal)	Septic	Septic
Water	Municipal-Metered/--	Drilled Well/--	Municipal/--
Heating			
Sub Dist/Loc Area	42 - City Northwest	44 - City North of 401	28 - City Southwest
Year Built		1920	1966
DOM	71	91	72
Basement	Development Potential, Unfinished, Full Basement	Unfinished, Full Basement	Walk-Out, Partially Finished, Full Basement
Beds Total	4	3	5
Bath Total	3	2	2
Garage	2	2	3
Acres Total	< 0.5	50-99.99	< 0.5
Lot Front/Depth	40.00 / 101.00	697.00 /	89.99 / 170.00
Sqft AG/Total	2,379	2,124	2,400
Sqft Total	2,379	2,124	2,400
Waterfront Y/N	No	No	No
Waterfront Name			
Remarks	<p>MOVE-IN READY! Here's a stunning two-storey home by Marques Homes in Sands Edge! Bright and open concept design with an ultra-functional kitchen with quality quartz countertops, undermount sink, pot &amp; pan drawers, under-cabinet lighting, soft closing doors and drawers, and a dreamy walk-in pantry. Spacious living room with natural gas fireplace with stylish tiled surround. There's a convenient mud room with a walk-in closet leading to a double car garage. Upstairs you'll find four great sized bedrooms, including a large master with a walk-in closet and an ensuite bathroom with a beautiful glass-enclosed tiled shower, freestanding tub, and double sinks. Bonus: there's a convenient full laundry room upstairs as well! The lower level is ready for your future finishing with a three-piece rough-in bathroom, 9' ceilings, perimeter insulation, and drywall already</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 &amp; Electrical, including Furnace / AC / HWT (2019). Steel Roof (2022). Drilled well. Natural Gas. FIBE Internet.</p>	<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.<sup>2</sup> 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>
List Brokerage	Re/Max Rise Executives, Brokerage	Royal LePage ProAlliance Realty, Brokerage	Royal LePage ProAlliance Realty, Brokerage





Address	1237 CARFA Crescent	1231 WATERSIDE Way	4154 UNITY Road
MLS®#	40355090	40344739	40354472
Status	Active	Active	Active
Original List Price	\$1,175,000	\$1,188,888	\$1,200,000
List Price/List Date	\$1,175,000 / 12/01/2022	\$1,188,888 / 11/02/2022	\$1,200,000 / 11/30/2022
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)	Septic
Water	Municipal/--	Municipal/--	Dug Well/--
Heating			
Sub Dist/Loc Area	42 - City Northwest	13 - Kingston East (incl Barret Crt)	44 - City North of 401
Year Built	2022	2022	
DOM	77	106	75
Basement	Development Potential, Separate Entrance, Walk-Out, Walk-Up, Unfinished, Full Basement	678 Square Feet, Partially Finished, Full Basement	1,522 Square Feet, Fully Finished, Full Basement
Beds Total	3	4	6
Bath Total	3	5	3
Garage	2	2	2
Acres Total	< 0.5	< 0.5	2-4.99
Lot Front/Depth	40.00 / 164.00	114.17 /	960.00 /
Sqft AG/Total	1,959	3,280	2,075
Sqft Total	1,959	3,958	3,597
Waterfront Y/N	No	No	No
Waterfront Name			
Remarks	<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 Cataraqi 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>	<p>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!</p>
List Brokerage	Royal LePage ProAlliance Realty, Brokerage	RE/MAX Finest Realty Inc., Brokerage	Royal LePage ProAlliance Realty, Brokerage



Address	1259 CARFA Crescent	35 RUDD Avenue	512 MAPLE LAWN Drive
MLS®#	40349319	40356148	40320935
Status	Active	Active	Active
Original List Price	\$1,450,000	\$1,799,900	\$1,995,000
List Price/List Date	\$1,450,000 / 11/14/2022	\$1,799,900 / 12/06/2022	\$1,995,000 / 09/09/2022
Sold Date			
Sale Price			
Region (CoP)	Frontenac	Frontenac	Frontenac
District/Municip	Kingston	Kingston	Kingston
Style	Bungalow	2 Storey	Bungalow
Sewage	Sewer (Municipal)	Septic	Septic
Water	Municipal-Metered/--	River/Drilled Well	Drilled Well/--
Heating			
Sub Dist/Loc Area	42 - City Northwest	11 - Kingston East (incl CFB Kingston)	44 - City North of 401
Year Built	2022		2021
DOM	94	72	134
Basement	Walk-Out, Partially Finished, Full Basement	Unfinished, Crawl Space	2,243 Square Feet, Walk-Out, Fully Finished, Full Basement
Beds Total	3	3	6
Bath Total	2	4	3
Garage	2	2	3
Acres Total	< 0.5	< 0.5	0.50-1.99
Lot Front/Depth	50.00 / 118.00	175.43 / 0.00	265.26 / 0.00
Sqft AG/Total	1,910	3,441	2,223
Sqft Total	1,910	3,441	4,466
Waterfront Y/N	No	Yes	No
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,	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	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
List Brokerage	Royal LePage ProAlliance Realty, Brokerage	Royal LePage ProAlliance Realty, Brokerage	Royal LePage ProAlliance Realty, Brokerage



Address	65 GARDINER Street	16 RIVERSIDE Drive
MLS®#	40328847	40340384
Status	Active	Active
Original List Price	\$2,399,900	\$3,699,900
List Price/List Date	\$2,399,900 / 09/26/2022	\$3,699,900 / 10/24/2022
Sold Date		
Sale Price		
Region (CoP)	Frontenac	Frontenac
District/Municip	Kingston	Kingston
Style	3 Storey	Bungalow
Sewage	Sewer (Municipal)	Septic
Water	Municipal/--	River/Municipal
Heating		
Sub Dist/Loc Area	14 - Central City East	11 - Kingston East (incl CFB Kingston)
Year Built	2021	2000
DOM	143	115
Basement	None	2,143 Square Feet, Walk-Out, Fully Finished, Full Basement
Beds Total	12	5
Bath Total	13	3
Garage		4
Acres Total	< 0.5	0.50–1.99
Lot Front/Depth	64.70 / 235.41	121.19 / 337.90
Sqft AG/Total	4,704	2,597
Sqft Total	4,704	4,740
Waterfront Y/N	No	Yes
Waterfront Name		St Lawrence River
Remarks	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	RE/MAX Finest Realty Inc., Brokerage	Sutton Group-Masters Realty Inc Brokerage