



Gordon's Downsizing & Estate Services is committed to providing you with comprehensive information on each property we offer for sale. Our staff is readily available to assist you with any questions you may have regarding the property.

Gordon's Downsizing & Estate Services provides professional real estate and downsizing solutions. We take on the task of selling our client's home and handling every last detail of their move – including moving them in and getting them settled in their new home.

Our team of real estate experts ensures our clients get top market value for their property, quickly and efficiently. Downsizing specialists take great care managing the tasks of cleaning, sorting, appraising, packing, shipping, moving and managing the sale of our client's extra assets.

Our clients move on with confidence, knowing that all the details of this important transition are taken care of smoothly, and with unconditional care.

For overwhelmed Executors of family estates, Gordon's Downsizing & Estate Services offers a complete estate settlement solution.

Please call, or visit us online at [www.gogordons.com](http://www.gogordons.com) to learn more about this valuable service.

Thank you for your interest in this property.

# Property Information

Welcome to 168 Stephen Street!

Built in 1924, this 3-bedroom, 1-bathroom home is approximately 871 sq ft (as per floor plans-inside measurements) and still retains many original features. Beautiful hardwood floors, French doors, wood trim and crystal doorknobs add to the charm and there is a clawfoot bathtub hidden beneath the tiled surround in the bathroom!

Larger than it appears, this bungalow has 3 bedrooms, a formal living room with a crystal chandelier (brought all the way from Venice), a formal dining room and an eat-in kitchen with a gas stove. The mudroom off the kitchen is a handy space to hang coats and provides easy access to the garage and back yard.

The mostly unfinished basement has adequate ceiling height and a finished playroom/mancave. There is also a shower stall, storage room and a potential separate entrance to the back yard. The furnace is approximately 1 year old and total utility costs are estimated at \$285 per month on equal billing.

Ready for its new family this home is centrally located within walking distance to the Memorial Centre Off Leash Dog Park and Regiopolis-Notre Dame Catholic High School, there is also excellent access to transit, the downtown and the 401.

# Property Details

**ADDRESS:** 168 Stephen Street, Kingston, ON, K7K 2C7  
**TYPE:** Detached Bungalow  
**LEGAL DESCRIPTION:** PT FARM LT 1 CON WGCR KINGSTON AS IN FR117852; KINGSTON; THE COUNTY OF FRONTENAC

SQ. FT:	871+/- sq. ft. as per floor plans provided – interior measurements
BEDROOMS:	3 Above Grade
BATHS:	1 3-piece main floor, shower stall in basement
LAUNDRY:	Basement
BASEMENT:	Partially finished, Storm Cellar Entrance, Low Ceiling Height
AGE:	1924 (96 Years Old)
ELECTRICAL:	100 Amps Breakers
ROOF:	Asphalt Shingles
FOUNDATION:	Poured Concrete
FLOORS:	Hardwood, Ceramic, Vinyl Tile, Broadloom, Unfinished/Concrete
CEILINGS:	Plaster, Stucco, Smooth, Ceiling Tiles
WINDOWS:	Vinyl Replacement
EXTERIOR:	Aluminum
INTERIOR:	Plaster, Wallpaper, Wood Paneling (Basement)
PARKING:	Single Wide, Paved, 3 Cars
GARAGE:	Detached, Single Car
FIREPLACE:	None
LOT SIZE:	40' x 140' as per tax records
ZONING:	A Zone - Residential
TAXES:	\$3,127.51 (2020)
ROLL #:	101104006001900
PIN #:	360520004
HIGH SPEED INTERNET:	Yes

HEATING:	Forced Air, Gas
RENTALS:	Hot Water Tank (PUC)
WATER:	Municipal
WASTE:	Sewer
HOME INSPECTION:	Full version at <a href="http://www.gogordons.com">www.gogordons.com</a>
LOT DESCRIPTION:	Level, Fenced
CHATELS INCLUDED:	Fridge, Stove, Washer, Dryer, Venetian Chandelier, Central Air, Window Coverings, Garage Door Opener
FIXTURES EXCLUDED:	None
SUGGESTED DEPOSIT:	\$5,000
SUGGESTED CLOSING:	Immediate
PARKS:	Frontenac Public School Park, Memorial Center Off Leash Dog Park

## Visit Website:

- Full Home Inspection Report
- Full Zoning Provisions
- Floor Plans
- Virtual Tour

