



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 183 Inverness Crescent in beautiful Strathcona Park!

This solid brick bungalow with its unique layout offers several lifestyle possibilities. Built in 1979 and approximately 1,124 sq ft +/- (as per floor plans), the main floor consists of a L-shaped living and dining room with hardwood floors, eat in kitchen with back yard access, 4-piece bathroom and a master bedroom.

The finished basement has 4 additional bedrooms, a sitting room, 3-piece bathroom and garage access.

The wood burning fireplace and woodstove will require some compliance upgrades but could easily be converted to gas to provide additional support to the baseboard heaters. For added comfort, central air conditioning has been installed and supplied through ceiling vents on the main level.

The large, fenced back yard has a new deck and the roof was re shingled in 2019.

Located in an excellent school zone, this home offers endless potential and is minutes away from shopping, transit, the 401 and downtown Kingston!

# Property Details

**ADDRESS:** 183 Inverness Cres., Kingston K7M 6G9

**TYPE:** Detached Bungalow

**LEGAL DESCRIPTION:** LT 51, PL 1615; S/T FR243599  
**KINGSTON**

<b>SQ. FT:</b>	1,124 +/- sq. ft. as per floor plans provided – interior measurements
<b>BEDROOMS:</b>	1+4
<b>BATHS:</b>	2; 1 4pc main, 1 3pc basement
<b>LAUNDRY:</b>	Basement
<b>BASEMENT:</b>	Full Basement, Fully Finished, Inside Garage Access
<b>AGE:</b>	1979 (42 Years)
<b>ELECTRICAL:</b>	Breakers (200 Amp Panel)
<b>ROOF:</b>	Asphalt Shingle (2019)
<b>FOUNDATION:</b>	Concrete Block
<b>FLOORS:</b>	Hardwood, Ceramic, Sheet Vinyl, Vinyl Tile
<b>CEILINGS:</b>	Drywall, Stucco
<b>WINDOWS:</b>	Vinyl
<b>EXTERIOR:</b>	Brick
<b>INTERIOR:</b>	Drywall, Wallpaper
<b>PARKING:</b>	2 Cars
<b>GARAGE:</b>	Single, Attached, Basement Access
<b>FIREPLACE:</b>	2 Wood Burning, neither are WETT Compliant
<b>LOT SIZE:</b>	60' x 130' as per tax records
<b>ZONING:</b>	A1 Residential Zone
<b>TAXES:</b>	\$3,766.32 (2020)
<b>ROLL #:</b>	101106008002003
<b>PIN #:</b>	360790239
<b>HIGH SPEED INTERNET:</b>	Available
<b>RENTALS:</b>	None
<b>WATER:</b>	Municipal

WASTE:	Sewer
HEATING:	Baseboard Electric. 2020 Electricity Usage \$3,308.44. Average monthly billing cost for electricity, water & sewer \$335/month. Central air conditioning supplied through ceiling vents
HOME INSPECTION:	Full version at <a href="http://www.gogordons.com">www.gogordons.com</a>
LOT DESCRIPTION:	Fenced, Level
CHATELS INCLUDED:	Dishwasher, Window Coverings, Light Fixtures, GDO, Central Air
FIXTURES EXCLUDED:	Fridge, Stove, Washer, Dryer
SUGGESTED DEPOSIT:	\$5,000.000
SUGGESTED CLOSING:	Immediate
PARKS:	Strathcona Park, O'Connor Park, Lord Strathcona Public School, St. Paul Catholic School

## Visit Website:

- Full Home Inspection Report
- Full Zoning Provisions
- Total Property Video
- Roof Receipt - 2019
- Schedule B
- Floor Plans
- Virtual Tour
- Survey