



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 to learn more about this valuable service.

Thank you for your interest in this property.

Property Information

Historic three-bedroom two story converted limestone carriage house in Kingston's most desirable Sydenham Ward neighbourhood. The carriage house was severed from the Machar House at 169 Earl St.

This character home was built new (inside the limestone walls) in 1973 to resemble a British cottage. The home features beamed ceilings, exposed limestone walls, built in period cabinets, deep window sills and a mix of hardwood and wide pine plank floors. Newer indulgences include built in appliances, French doors, 9 skylights, cedar closets, black out shuttered windows, butcher block counter tops, a solarium kitchen extension, fully enclosed and secure courtyard, greenhouse and detached two car garage providing parking for 5 vehicles – almost unheard of in a downtown location!

The traditional layout provides a main floor family room with a brick wood burning fireplace, formal dining room and a large study with built in bookcases, arched limestone wall and 6 windows: a stately room for a home library or office!

Upstairs discover three generous bedrooms all with coved ceilings, skylights, hardwood floors and a large partial ensuite family bathroom with a corner soaker tub.

A one owner home professionally landscaped and located on a quiet street just steps away from Market Square, Queens University, City Park, MacDonald Park and the best restaurants and shopping Kingston has to offer!

Property Details

ADDRESS: 186 William Street, Kingston

TYPE: Detached two story home

LEGAL DESCRIPTION: PT LT 42 WILLIAM ST, 43 WILLIAM ST
PL B27 KINGSTON CITY AS IN FR530966; KINGSTON; THE
COUNTY OF FRONTENAC

SQ. FT:	2,509 +/- sq. ft. (per Floor Plans)
BEDROOMS:	3
BATHS:	2 (1-3pc second floor and 1-4pc main floor with updated vanity)
LAUNDRY:	Main floor
BASEMENT:	None
AGE:	CIRCA 1849 (interior fully renovated in 1973)
ELECTRICAL:	200 amp breaker panel in foyer closet
SECURITY SYSTEM:	Nest camera in back courtyard is the only operational camera and is excluded. It records video and audio. The other exterior security cameras are not hooked up. There is an alarm system in the house (Alliance)
ROOF:	Mix of cedar shakes (front and sides) and asphalt shingles (back and garage)
FOUNDATION:	Stone
HIGH SPEED INTERNET:	Available
FLOORS:	Pine, hardwood and ceramic / clay tile
CEILINGS:	Drywall and plaster, attic access via bedroom ceiling at top of the stairs
WINDOWS:	Wood casement, double pane with operational shutters (indoor shutters)
EXTERIOR:	Limestone and wood board and batten with exterior lighting, interlocking brick patio and enclosed courtyard

INTERIOR:	Drywall, exposed limestone, plaster and pine tongue and groove
PARKING:	Double wide interlocking brick driveway, space for 3 vehicles plus 2 car garage
GARAGE:	Detached two car garage with swing doors and attached storage space / greenhouse area
FIREPLACE:	Brick wood burning fireplace
LOT SIZE:	80'91" x 58' (slightly irregular) fully fenced and secured with no grass to cut
ZONING:	B – Residential three to six family dwelling
TAXES:	\$12,177.32 (2020)
ROLL #:	101101010003400
PIN #:	360400021
HEATING:	Electric baseboard radiant heat and electric wall heaters
HOT WATER HEATING:	Electric hot water heater
RENTALS:	None
WATER/WASTE:	Municipal / Sewers
EXPENSES:	\$427.77 (average monthly cost for electric, water and sewer)
HOME INSPECTION:	Full version at www.gogordons.com
LOT DESCRIPTION:	Generally level, enclosed courtyard
CHATELS INCLUDED:	Washer, dryer, built in stove, oven, microwave, fridge, dishwasher in cupboard beside the sink, hard wired wall sconces, all bookcases not specifically excluded
FIXTURES EXCLUDED:	Bookcases in bedroom at top of stairs, all chandeliers, antique corner cabinet in dining room, nest camera in back yard, hanging sconces in middle bedroom
SUGGESTED DEPOSIT:	\$55,000 certified submitted with offer
SUGGESTED CLOSING:	30-60 days

Visit Website:

- Full Home and WETT Inspection Report
- Aerial Photo with Lot Lines
- Full Zoning Provisions
- Total Property Video
- Schedule B
- Floor Plans
- Virtual Tour

History

186 William Street is the original carriage house of 169 Earl Street. CIRCA 1849 the house was a virtual stone shell until its purchase in 1973 when it was greatly renovated and improved by its owner and resembles what is being offered for sale today.

169 Earl Street was the historic home of Agnes Maule Machar, (23 January 1837 – 24 January 1927) was a Canadian author, poet and social reformer.

Machar proposed that the state should establish homes for the care of impoverished elderly citizens, whom she described as "veteran[s] in the industrial army."^[1] She dedicated her own resources to this cause, bequeathing an endowment to establish the Agnes Maule Machar Home at 169 Earl Street in Kingston "for old ladies past earning their own livelihood."

The terms of her will turned the property, designed in 1849 by William Coverdale (architect), into a residence for elderly Protestant women of "gentle birth" in 1932, until its public sale in 2003.

In 2015, Machar was named a person of national historic significance by the federal government. She has also been recognized by the Kingston Historical Society as a prominent woman in Kingston society.

Source: https://en.wikipedia.org/wiki/Agnes_Maule_Machar