



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

Welcome to 459 McEwen Drive in popular LaSalle Park. This 3-bedroom, 1-bathroom brick bungalow built in 1958 is approximately 922 sq ft (as per floor plans).

Ready for an update, this property has great bones. Refinish the original strip oak hardwood floors to their former glory and update the kitchen and bathroom to suit your taste! The L-shaped living and dining room have beautiful, coved ceilings and the entire main floor has been freshly painted.

The original wood burning fireplace in the basement is currently decorative as the chimney has been decommissioned, but there is also a gas fireplace in the opposite corner to add additional warmth on those wintery days.

Many improvements have been made over the years including a single car garage with rear yard access and a hard-wired gas generator. The roof was shingled in 2012 and the furnace and central air conditioning replaced in 2009. The hot water tank is owned and was installed in 2012. The windows and front and back doors have been replaced and are maintenance free.

The private back yard is fully fenced and backs onto to greenspace and Castell Park. Located in a great family neighbourhood close to schools, transit, and parks makes this home a great new beginning or downsizing opportunity!

Property Details

ADDRESS: 459 McEwen Drive, Kingston, Ontario K7M 3W6

TYPE: Detached, Bungalow

LEGAL DESCRIPTION: PT LT 8, CON 1; PT LT 563 PL 633; PT LT 564 PL 633, AS IN FR247037; KINGSTON TOWNSHIP

SQ. FT:	922 +/- sq. ft. as per floor plans provided – interior measurements
BEDROOMS:	3 Above Grade
BATHS:	1 4-Piece Main Floor
LAUNDRY:	Basement
BASEMENT:	Partially Finished
AGE:	1958, 62 Years
ELECTRICAL:	100 Amp, Breakers
ROOF:	Asphalt Shingles 2012
FOUNDATION:	Block
FLOORS:	Hardwood, Vinyl
CEILINGS:	Stucco, Drywall, Ceiling Tiles
WINDOWS:	Vinyl
EXTERIOR:	Brick, Aluminum
INTERIOR:	Drywall, Plaster, Wallpaper, Wood Paneling
PARKING:	Single, Paved, 3
GARAGE:	Single Car, Attached, Rear yard access
FIREPLACE:	Gas Fireplace (basement), Wood burning fireplace in basement not operational chimney was decommissioned
LOT SIZE:	66 feet x 115 feet as per tax records
ZONING:	R1-3
TAXES:	\$2,986.96 2020
ROLL #:	101108012002700
PIN #:	361100126
HIGH SPEED INTERNET:	Yes
HEATING:	Gas (approx.\$125/month \$1,500/year)

WATER:	Municipal
WASTE:	Sewer
RENTALS:	None
HOME INSPECTION:	Full version at www.gogordons.com
LOT DESCRIPTION:	Level, Fenced
CHATTELS INCLUDED:	Fridge, Stove, Washer, Dryer, Gas Generator, Hot Water Tank, Freezer
FIXTURES EXCLUDED:	None
SUGGESTED DEPOSIT:	\$5,000
SUGGESTED CLOSING:	Immediate
PARKS:	Castell Park, LaSalle Park

Visit Website:

- Full Home Inspection Report
- Full Zoning Provisions
- Schedule B
- Survey
- Floor Plans
- Virtual Tour

