



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 31 Stormont Avenue in fabulous Strathcona Park!

This 3+1-bedroom, 2-bathroom home has had the same owner for 56 years. Lovingly maintained with great bones and fantastic curb appeal, this little gem is approximately 1,164 square feet (as per floor plans).

The traditional floor plan features a formal L-shaped living and dining room with gas fireplace and hardwood under the carpet, an eat-in kitchen, 4-piece bathroom and 3 bedrooms. The back bedroom has built-ins and a cool drop-down desk for study time or those working from home.

The finished basement includes a laundry room, additional bedroom, 4 pc-bathroom and a large recreation room and ample storage space. There is also access from the garage directly into the basement for added convenience.

Nestled in a mature lot on a quiet dead-end street and just steps from O'Connor Park makes this the perfect place to call home!

Updates Include: Shingles 2018, High Efficiency Furnace 2016, Natural Gas Line for BBQ, New Under Ground Sanitary Service from House to Street – replaced November 2018, New Under Ground Water Piping Has Also Been Recently Redone on the Street.

Property Details

ADDRESS: 31 Stormont Avenue, Kingston, ON K7M 1N9

TYPE: Detached Bungalow

LEGAL DESCRIPTION: Lt 93, PL 529; Kingston

SQ. FT:	1,164 +/- sq. ft. as per floor plan exterior measurements
BEDROOMS:	3 + 1
BATHS:	2; 1-4pc Main Floor, 1 4pc Basement
LAUNDRY:	Basement
BASEMENT:	Full Basement, Finished with 4 th Bedroom and Garage Access
AGE:	1954 (66 years old)
ELECTRICAL:	100-amp breakers
ROOF:	Asphalt Shingles 2018
FOUNDATION:	Block
FLOORS:	Hardwood, Broadloom (hardwood under broadloom), Vinyl
CEILINGS:	Drywall, Stucco, Ceiling Tile in Basement, Attic Access via Hallway
WINDOWS:	Vinyl
EXTERIOR:	Brick, Aluminum
INTERIOR:	Plaster, Wallpaper, Drywall
PARKING:	Single, Gravel, 3 cars
GARAGE:	Single, Attached, Inside Basement Access, Garage Door Opener
FIREPLACE:	Gas, Livingroom
LOT SIZE:	60' x 136.50' as per tax records
ZONING:	A1
TAXES:	\$3,673.16 (2020)
ROLL #:	101106007005300
PIN #:	360790025
HIGH SPEED INTERNET:	Yes
HEATING:	Forced Air Gas (Furnace High Efficiency 2016)

RENTALS:	None
WATER:	Municipal - New under ground water piping on the street
WASTE:	Sewer - New underground ground sanitary service from house to street – replaced Nov 2018
HOME INSPECTION:	Full version at www.gogordons.com
LOT DESCRIPTION:	Level, Partially Fenced
CHATELS INCLUDED:	Fridge, Stove, Dryer, Washer (Large Capacity Smart Washer), Central Air Conditioning, Garage Door Opener, Window Coverings, Electric Light Fixtures, Natural Gas Line & Shut Off for BBQ
FIXTURES EXCLUDED:	None
SUGGESTED DEPOSIT:	\$10,000
SUGGESTED CLOSING:	End of January 2021
PARKS:	O'Connor Park, Strathcona Park, William Hackett Park

Visit Website:

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

www.gogordons.com