

Property Member Full (NEW)

1618 ST. LAWRENCE Avenue, Kingston, Ontario K7L 4V1

Frontenac/Kingston/11 - Kingston East (incl CFB Kingston)
Residential / Freehold/None
3 Storey/House/Detached



Active
MLS®: 40136205
List Price: \$5,350,000
DOM/CDOM: 0 / 0



	Bedrooms	Bathrooms	Kitchens	Laundry	Finished SqFt
Third	2	2		1	
Second	1	1	1		5,303
Upper	2	1			
Main					
Lower					1,990
Basement					
Total	5	2	1	1	7,293
Garage					AG Range: 5001 to 6000
2.0	4.0	6			AG Source: Plans

Recent: 06/30/2021 : New Listing
Seller: FREDERICK A. DEODATO and LORI L. DEODATO
ARN / PIN: 101109006027500 /
Legal: LTS 19&20 PL287, PT GATES ISLAND, LYING IN FRONT OF LOTS 8&9 CON 1 BEING ANY LAND BTN THE EXTENSION OF THE ABOVE LOT LINES AND THE ST. LAWRENCE RIVER; PITTSBURGH

Directions: Hwy #2 East To St. Lawrence Ave.
Cross Street:

Lot Front: 140 ft	Water Body: St Lawrence River	Const Mats: Cement, Concrete Poured, Stone, Stucco (Plaster)
Lot Depth: 13.5 ft	Water Type: River	Approx Age: 6-15 Years
Lot Shape: --	Waterfront: True	Year/ Src: 2008/Other
Lot Size Area: --	Water Frnt Ft: 140	Foundation: Concrete, Poured Concrete
Lot Size Src: GeoWarehouse	Sewer: Septic	Basement Type: Full Basement
Acres Range: < 0.5	Water Src: Drilled Well	Basement Fin: Partially Finished
Topography: Terraced	Water Trmnt: UV System, Water Softener	Roof/ Replaced: Asphalt Shingle/
Fronting On: South	Well Testing: --	Garage: Attached Garage
Location: Urban	Well Depth: --	Winterized: Fully Winterized
Zoning: RESIDENTIAL	Pool: --	Survey: Available/
UFFI: No		

Showing Instructions: CALL HUGH MOSAHEB 613-531-2500

.Additional Property Information.

Driveway Parking: Private Drive Double Wide
Interior Features: Air Exchanger, Auto Garage Door Remote(s), Built-In Appliances, Ceiling Fans, Central Vacuum, Elevator, Floor Drains, Hot Tub, On Demand Water Heater, Oven Built-in, Propane Tank, Rough-in Bath, Separate Heating Controls, Sewage Pump, Upgraded Insulation, Water Heater Owned, Water Softener, Water Treatment
Exterior Features: Balcony, Deck(s), Hot Tub, Landscape Lighting, Lawn Sprinkler System, Patio(s), Porch-Enclosed, Private Entrance, Year Round Living
Parking Features: In/Out Parking, Heated, Inside Entry, Interlock
Basement Features: Development Potential
Security Features: Alarm System, Carbon Monoxide Detector(s), Smoke Detector(s)
Accessibility Features: Elevator, Lever Door Handles, Open Floor Plan
Laundry Features: In Hall, Laundry Room, Main Level, Washer Hookup
Area Influences: Ample Parking, Lake Access, Landscaped, Marina, School Bus Route, Terraced, Other
Other Structures: Shed
Services: Cable, Cell Service, Electricity, High Speed Internet, Recycling Pickup, Telephone
Lot Irregularities: 140F X 131.50E X 162W
Restrictions: Unknown

.Additional Waterfront Information.

Dock Type: None **Shoreline:** **Shore Rd Allow:** None
Channel Name: **Frontage:** 140.00 **Exposure:** South

.Inclusions / Exclusions / Additional.

Inclusions: Built-in Microwave, Carbon Monoxide Detector, Central Vac, Dishwasher, Dryer, Freezer, Garage Door Opener, Gas Stove, Hot Tub, Hot Tub Equipment, Hot Water Tank Owned, Range Hood, Refrigerator, Smoke Detector, Stove, Washer, Window Coverings, Wine Cooler
Exclusions: --
Fireplace: 3/Family Room, Living Room, Propane, Wood, Other
Under Contract: Propane Tank
Heating: Forced Air-Propane, Hot Water-Propane, In-Floor, **Cooling:** Central Air
Electric Age: 13 **Tank Age:** 13
Furnace Age: 13 **Plumbing Age:** 13

.Listing Information.

List Date: 06/30/2021	Financing:	Original List Price: \$5,350,000
Expiration Date: 09/30/2021	Assign. of Listing: No	Tax Amt / Yr: \$17,613.28/ 2021
Deposit: N/A	HST App to Sale:	Assessment: 5,350,000/2021
Possession Date:	HST App to Comm:	Contact After Exp: No
Possession: Flexible	SPIS: No	Special Agreement: No
Holdover Days: 5	IBTA: No	Sign on Property:
Occupant Type: Owner		Environ. Audit: No

Buyer Agency Compensation: 2%

.Showing Information.

Showing Req: TLSP (List Salesperson) Lockbox Type: None Lockbox Pin:
Showings: Lockbox Location:

.Listing Agent & Brokerage Information.

List Brokerage: ROYAL LEPAGE PROALLIANCE REALTY, BROKERAGE T:613-544-4141 F:
List Salesperson: HUGH MOSAHEB, Salesperson E: hmosaheb@sympatico.ca T:613-531-2500 C:613-531-2500

Public Remarks:Spectacular masterpiece, on the Saint Lawrence River. Architectural design, this is not just a home but one that encompasses a beautiful lifestyle. This structural magnificent waterfront home is designed with superior furnishings that are evident in every room. Only 10-12 minutes from downtown Kingston nestled within Treasure Island, just West of Bateau Channel. South facing panoramic waterfront views from almost every room. Multiple level terraces to waterfront, designed with granite & stone, chefs dream kitchen with Viking, Wolf, Miele and Fisher Paykel appliances. Great room with gorgeous fireplace. Elevator upon arrival from the garage to all levels. Home features include 4-5 bedrooms, 3 fireplaces (one wood) 2 screen in balconies with power screens. Features ; family room with wood burning fireplace which opens to the exterior hot tub, billiard room, playroom, sound music room, and fitness room. Landscaping is impeccably maintained with much attention to detail. This property is in a class of its own.

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Source Board: Kingston
Prepared By: HUGH MOSAHEB, Salesperson
Date Prepared: 06/30/2021

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MLS® #: 40136205

Room	Level	Dimensions	Dimensions (Metric)	Room Features
Living Room	Second	20' 3" X 25' 2"	6.17 X 7.67	Fireplace
Family Room	Second	14' 3" X 16' 3"	4.34 X 4.95	Fireplace
Dining Room	Second	14' 2" X 14' 9"	4.32 X 4.50	
Breakfast Room	Second	12' 7" X 9' 8"	3.84 X 2.95	
Bedroom	Second	17' 7" X 13' 11"	5.36 X 4.24	
Desc: Bedroom/Office				
Kitchen	Second	16' 1" X 12' 7"	4.90 X 3.84	
Recreation Room	Second	20' 4" X 23' 5"	6.20 X 7.14	
Bedroom Primary	Third	20' 9" X 14' 3"	6.32 X 4.34	Fireplace
Bathroom Primary	Third	14' 11" X 11' 5"	4.55 X 3.48	4-Piece, Walk-in Bathtub
Bedroom	Third	17' 9" X 13' 6"	5.41 X 4.11	Walk-in Closet
Laundry	Third	13' 1" X 6' 0"	3.99 X 1.83	
Foyer	Third	20' 1" X 12' 9"	6.12 X 3.89	
Game Room	Upper	21' 4" X 25' 1"	6.50 X 7.65	
Bathroom	Upper	10' 0" X 5' 0"	3.05 X 1.52	4-Piece
Bedroom	Upper	13' 6" X 18' 6"	4.11 X 5.64	
Bedroom	Upper	14' 6" X 18' 7"	4.42 X 5.66	
Bathroom	Second			
Bathroom	Third	5' 9" X 3' 6"	1.75 X 1.07	

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