

Property Client Full with Close Price

5052 Lower Round Lake Road, , Ontario K0H 1H0

Listing

Client Full

[5052 Lower Round Lake Rd](#)

MLS®#: K21001411

Closed / ResidentialPrice: **\$639,900**Close Price: **\$790,000.00****Frontenac/Frontenac/47 - Frontenac South****Bungalow Raised/House**

	Beds	Baths	Kitch
Basement	1	1	
Main	3	1	

Beds: **4 (3 + 1)**
 Baths: **3 (3 + 0)**
 SF Range:
 Common Interest: **Freehold/None**
 Tax Amt/Yr: **\$3,746/2020**

Remarks/Directions

Public Rmks: **Beautiful custom crafted 4 bedroom 3 bath bungalow with views of Loughborough Lake and steps from the boat launch. Hardwood floors grace the open concept main level with vaulted ceilings, custom kitchen, surround sound, and cozy gas fireplace. Elegant double door entrance to Master with incredible walk in closets, access to your deck and stunning 5 piece ensuite. Lower level is the full package bright walkout, fully finished with a 4th bedroom, full bath, pellet stove, and gorgeous bar. Huge Paved driveway with curbs, oversized double car garage, above ground pool and hot tub. Check out this excellent country paradise!**

Directions: **End of Lower Round Lake road.**

Common Elements**Exterior**

Exterior Feat: **Built-In BBQ, Hot Tub, Lighting, Storage Buildings**
 Construct. Material: **Stone, Vinyl Siding**
 Shingles Replaced:
 Year/Desc/Source: // Foundation:
 Property Access: **Municipal Road**
 Garage & Parking: **Attached Garage, , Asphalt Driveway, Inside Entry**
 Parking Spaces: Driveway Spaces:
 Parking Level/Unit: Parking Assigned:
 Services: **Cell Service, Garbage/Sanitary Collection, High Speed Internet, Hydro, Recycling Pickup, School Bus Route, Telephone**
 Water Source: **Drilled Well** Water Tmnt:
 Lot Front (Ft): **148.00** Lot Depth (Ft): **300.00** Lot Shape:
 Area Influences: **Level, Visual Exposure, Water View**
 Topography: Fronting On: **South**

Roof: **Asphalt Shingle**
 Prop Attached: **Detached**
 Apx Age: **16-30 Years**
 Rd Acc Fee:
 Garage Spaces: **2.0**
 Sewer: **Septic**

Interior

Interior Feat: **Carpet Free, Central Vacuum, Ensuite Privilege, In-law Capability, Rec Room**
 Basement: **Full Basement** Basement Fin: **Fully Finished**
 Cooling: **Central Air**
 Heating: **Fireplace, Forced Air, Pellet Stove, Propane, Woodstove**
 Fireplace: **1/Propane** FP Stove Op:
 Inclusions: **Central Vac, Dishwasher, Garage Door Opener, Hot Tub, Microwave, Pool Equipment, Satellite Dish, Window Coverings**
 Exclusions: **None**

Property Information

Legal Desc: **PT LT 5 CON 9 STORRINGTON PT 3 13R12558; S/T INTEREST IN FR638672; SOUTH FRONTENAC**
 Zoning: **Res** Survey: /
 PIN: **362900126** Occupant Type:
 ROLL: **102906005004380**
 Possession Rmks: **TBD**

Brokerage Information

List Date: **03/18/2021**
 Close Date: **06/01/2021**
 List Brokerage: **RE/MAX FINEST REALTY INC., BROKERAGE** 
 Source Board: **Kingston**

Prepared By: **JORDAN MCGREGOR, Salesperson**

Date Prepared: **08/28/2021**

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3708 STAGE COACH Road, , Ontario K0H 1V0

Listing

Client Full
Closed / Residential**3708 STAGE COACH Rd**

MLS®#: K21002725

Price: **\$558,900**Close Price: **\$791,000.00****Frontenac/Frontenac/47 - Frontenac South****Bungalow Raised/House**

	Beds	Baths	Kitch
Basement	1	1	
Main	3	1	1

Beds: **4 (3 + 1)**
 Baths: **2 (2 + 0)**
 SF Range:
 Common Interest: **Freehold/None**
 Tax Amt/Yr: **\$2,394/2020**

Remarks/Directions

Public Rmks: **Set back from the road, and 15 minutes from Kingston, this country home has been extensively updated. A former Christmas tree farm, the 17 +/- acre lot is well treed and features trails through the backwoods, a separate garage outbuilding, and chicken coop. The 3+1 bedroom raised brick bungalow home features an open concept updated kitchen, living and dining rooms; with a separate south facing family room. Off the dining room is a very large two tier deck overlooking the backyard. Three bedrooms on the main floor with an updated bathroom. The basement is finished with a rec room, guest bedroom, bathroom, and walk out mudroom with laundry. Lots of natural light on both floors. Propane furnace (2019). Septic from 2013. Drilled well.**

Directions: **Stage Coach Rd, between Railton Rd and Orser Rd**

Common Elements**Exterior**

Exterior Feat: **Deck(s), Storage Buildings**
 Construct. Material: **Aluminum Siding, Brick, Vinyl Siding**
 Shingles Replaced:
 Year/Desc/Source: **//**
 Property Access: **Municipal Road**
 Garage & Parking: **Detached Garage, , Circular Driveway, Gravel Driveway**
 Parking Spaces: **10**
 Parking Level/Unit:
 Services: **Cell Service, Garbage/Sanitary Collection, High Speed Internet, Hydro, Recycling Pickup, School Bus Route**
 Water Source: **Drilled Well**
 Lot Front (Ft): **250.00**
 Location:
 Area Influences: **Wooded/Treed**
 Topography:
 Foundation: **Block**
 Roof: **Metal**
 Prop Attached: **Detached**
 Apx Age: **31-50 Years**
 Rd Acc Fee:
 Driveway Spaces:
 Parking Assigned:
 Garage Spaces:
 Sewer: **Septic**
 Water Tmnt:
 Lot Depth (Ft): **1,943.00**
 Lot Irregularities: **Y**
 Lot Shape:
 Land Lse Fee:
 Fronting On: **East**

Interior

Interior Feat: **In-law Capability, Rec Room, Washer/Dryer Hookup**
 Basement: **Full Basement**
 Cooling: **Central Air**
 Heating: **Electric, Forced Air, Propane**
 Inclusions: **Dishwasher, Dryer, Microwave, Satellite Dish, Stove, Washer**
 Add Inclusions: **Fridge (as is), basement fridge, basement deep freeze, blinds, climber, playhouse**
 Exclusions: **Bathroom mirror, shelf in dining room, framed window coat rack in landing stairway, wall mounted TV in basement, all curtains**
 Basement Fin: **Fully Finished**

Property Information

Legal Desc: **PT LT 4 CON 2 LOUGHBOROUGH PT 1, 13R4159; SOUTH FRONTENAC**
 Zoning: **RU-60**
 PIN: **362770081**
 Survey: **/**
 Occupant Type: **Owner**

List Date: **05/04/2021**
 Close Date: **07/29/2021**
 List Brokerage: **ROYAL LEPAGE PROALLIANCE REALTY, BROKERAGE** 
 Source Board: **Kingston**

Prepared By: JORDAN MCGREGOR, Salesperson

Date Prepared: 08/28/2021

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3303 VANLUVEN Road, , Ontario K0H 1V0

Listing

Client Full
Closed / Residential

3303 VANLUVEN RdMLS®#: **K21003205**Price: **\$749,900**Close Price: **\$826,000.00**

/Kingston/47 - Frontenac South

Bungalow/House

	Beds	Baths	Kitch
Basement	1	1	
Main	2	1	1

Beds: **3 (2 + 1)**
 Baths: **3 (2 + 1)**
 SF Range:
 Common Interest: **Freehold/None**
 Tax Amt/Yr: **\$3,897/2020**

Remarks/Directions

Public Rmks: **Welcome to paradise! This stunning 5 year old custom log home with wrap around porch sits on 4.9 acres of treed level land just minutes north of Sydenham village and an easy commute to the city of Kingston. No details were overlooked in the building of this home including high efficiency in floor radiant heat in both the house and garage, insulation upgraded to R 50, custom wood flooring throughout the main floor and stamped concrete floor in the lower level. Walkout from the main level to both the back deck and the 1400 square foot garage. Nestled among the evergreens and set back from the road offering total privacy. Check out the drone video and interior tour. You will not be disappointed.**

Directions: **From Sydenham, Rutledge Rd West of the village, R on Loughborough Portland Boundary Rd, left on Vanluven Rd. From Hwy 38 Hartington, East on Holleford Rd., stay right on Vanluven Rd.**

Common Elements

Exterior

Exterior Feat: **Deck(s), Lighting**
 Construct. Material: **Log**
 Shingles Replaced:
 Year/Desc/Source: **//**
 Property Access: **Municipal Road**
 Garage & Parking: **Attached Garage, , Gravel Driveway, Inside Entry**
 Parking Spaces:
 Parking Level/Unit:
 Services: **Cell Service, Garbage/Sanitary Collection, High Speed Internet, Hydro, Recycling Pickup, School Bus Route, Telephone**
 Water Source: **Drilled Well**
 Lot Front (Ft): **366.37**
 Location:
 Area Influences: **Cleared, Level, Wooded/Treed**
 Topography:
 Foundation: **Poured Concrete**
 Roof: **Metal**
 Prop Attached: **Detached**
 Apx Age: **0-5 Years**
 Rd Acc Fee:
 Driveway Spaces:
 Parking Assigned:
 Garage Spaces: **3.0**
 Sewer: **Septic**
 Water Tmnt:
 Lot Depth (Ft):
 Lot Irregularities: **Y**
 Lot Shape:
 Land Lse Fee:
 Fronting On: **West**

Interior

Interior Feat: **Built-In Appliances, Ensuite Privilege, Rec Room**
 Basement: **Full Basement**
 Cooling: **Radiant Floor**
 Heating: **Propane, Radiant, Radiator, Steam Radiators, Wood, Woodstove**
 Inclusions: **Dishwasher, Dryer, Garage Door Opener, Microwave, Refrigerator, Satellite Dish, Stove, Washer**
 Add Inclusions: **2 Window AC Units**
 Exclusions: **Hot Tub, Car Lift in Garage**
 Basement Fin: **Partially Finished**

Property Information

Legal Desc: **PT LT 1 CONC 7 PT 1, 13R21265, PORTLAND; TOWNSHIP OF SOUTH FRONTENAC**
 Zoning: **Residential**
 PIN: **361420226**
 Possession Rmks: **Mid July**
 Survey: **/**
 Occupant Type: **Owner**

List Date: **05/20/2021**
 Close Date: **07/20/2021**
 List Brokerage: **ROYAL LEPAGE PROALLIANCE REALTY, BROKERAGE** 
 Source Board: **Kingston**

Prepared By: JORDAN MCGREGOR, Salesperson

Date Prepared: 08/28/2021

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2914 RAILTON Road, Harrowsmith, Ontario K0H 1V0

Listing

Client Full
Closed / Residential

2914 RAILTON Rd Harrowsmith

MLS®#: **K21002217**

Price: **\$699,900**

Close Price: **\$850,000.00**



Frontenac/Frontenac/47 - Frontenac South

Bungalow/House

	Beds	Baths	Kitch
Basement	1	1	
Main	3	1	1

Beds: **4 (3 + 1)**
 Baths: **3 (3 + 0)**
 SF Range: **1001 to 1500**
 Abv Grade Fin SF: **1,488.00**
 Common Interest: **Freehold/None**
 Tax Amt/Yr: **\$3,229/2020**

Remarks/Directions

Public Rmks: **Executive custom built country bungalow offering 2,800 sq ft of finished living space sitting on a pretty treed lot w/ nearly 3 acres. Prime location, under 5 mins to the village of Sydenham & an easy 15 min drive to Kingston. Barely 5 years new, this home is finished top to bottom & is in mint condition. Bright & spacious open concept main floor design w/ floor to ceiling fireplace, vaulted ceilings, kitchen w/ center island, granite countertops, & patio doors to a large deck off the dining area. 3 bedrooms up w/ 2 full baths including the master w/ 5 piece ensuite & walk in closet. Fully finished lower level w/ additional bedroom, office, spacious laundry room, 3 piece bath & fabulous 500 sq ft rec room complete w/ cozy wood stove. Walk-out to the fully insulated double car garage w/ pull down ladder to access 2 different levels for extra storage. This home offers the best of both worlds, for those that love the peace & quiet of the country lifestyle w/ space for all the toys but want the comfort & convenience of a new home, w/ easy accessibility to all amenities.**

Directions: **Corner of Railton Rd & Stage Coach Rd**

Common Elements

Exterior

Construct. Material: Stone, Vinyl Siding	Foundation: Block	Roof: Asphalt Shingle
Shingles Replaced:		Prop Attached: Detached
Year/Desc/Source: //		Apx Age: 0-5 Years
Property Access: Municipal Road		Rd Acc Fee:
Garage & Parking: Attached Garage, ,		Garage Spaces: 2.0
Parking Spaces:	Driveway Spaces:	Sewer: Septic
Parking Level/Unit:	Parking Assigned:	Lot Shape:
Water Source: Drilled Well	Water Tmnt:	Land Lse Fee:
Lot Front (Ft): 271.00	Lot Depth (Ft):	Fronting On: North
Location:	Lot Irregularities: Y	
Topography:		

Interior

Basement: Full Basement	Basement Fin: Fully Finished
Heating: Forced Air, Propane, Wood, Woodstove	
Inclusions: Dishwasher, Dryer, Refrigerator, Stove, Washer	
Add Inclusions: Well equipment	
Exclusions: N/A	

Property Information

Legal Desc: PT LOT 3, CON 3 LOUGHBOROUGH, PT 2, PL 13R21115 TOWNSHIP OF SOUTH FRONTENAC	Survey: /
Zoning: Residential	Occupant Type: Owner
PIN: 362760546	

Brokerage Information

List Date: **04/14/2021**
 Close Date: **07/30/2021**
 List Brokerage: **RE/MAX FINEST REALTY INC., BROKERAGE** 
 Source Board: **Kingston**

Prepared By: JORDAN MCGREGOR, Salesperson

Date Prepared: 08/28/2021

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2811 Alton Road E, Sydenham, Ontario K0H 2T0

Listing

Client Full
Closed / Residential

2811 Alton Rd E Sydenham

MLS®#: **K21001967**

Price: **\$699,900**

Close Price: **\$850,000.00**



Frontenac/Frontenac/47 - Frontenac South

Bungalow Raised/House

	Beds	Baths	Kitch
Basement		1	
Main	3	3	1

Beds: **3 (3 + 0)**
 Baths: **3 (3 + 0)**
 SF Range:
 Common Interest: **Freehold/None**
 Tax Amt/Yr: **\$2,871/2020**

Remarks/Directions

Public Rmks: **This fabulous 3+1 Bed, 3 full bath country residence has over 3000 sq/ft of finished living space and everything you could want in a home and then some! This lovely country retreat is both a fabulous family home as well as an amazing place to entertain both indoors and out! Recently installed Luxury vinyl plank flooring throughout most of the home can take the spills, knocks and traffic of a busy family or plenty of guests and makes this a carpet free dwelling. The large, well appointed eat-in kitchen features abundant storage as well as a massive island and is open to the large but cozy sunken living room. A large separate dining room with a wood burning fireplace can accommodate a large table for plenty of seating. This nicely appointed home features a large comfortable master with an en-suite, walk-in closet, serene country views as well as two other large bedrooms on the main level. As you walk down to the lower level you'll enter a massive rec-room that's great for entertaining and features a pellet stove to cozy up the room. Enjoy a beverage in the amazing custom built bar/games room. You'll also discover a large office (currently outfitted as a hair salon), a three piece bathroom, a huge den that's currently being used as a home schooling work room and a walk-up into the large insulated and finished double car garage that features a new remote opening insulated door. Extensive decking at the rear of the home features a built-in hot tub, a custom outdoor cabana/bar for excellent entertainment options! The spacious, private one acre lot also features a Koi pond, concrete basketball court with permanent lighting that is also used as an ice rink in the winter and a fire pit for s'mores afterwards! All this is located just two minutes from all the amenities of the village of Sydenham including a beach which is also only a ten minute walk from the house. Ask for additional extensive list of features and upgrades! Don't miss out on this one!**

Directions: **Sydenham Rd north, west on Rutledge, north Wheatley, right on George, right on Bedford, left Alton E**

Common Elements

Exterior

Exterior Feat:	Deck(s), Hot Tub, Lighting, Storage Buildings		
Construct. Material:	Brick, Vinyl Siding	Foundation:	Block
Shingles Replaced:			
Year/Desc/Source:	//		
Property Access:	Municipal Road		
Garage & Parking:	Attached Garage, , Gravel Driveway, Inside Entry		
Parking Spaces:		Driveway Spaces:	
Parking Level/Unit:		Parking Assigned:	
Services:	Cell Service, Garbage/Sanitary Collection, High Speed Internet, Hydro, Recycling Pickup, School Bus Route, Telephone		
Water Source:	Drilled Well	Water Tmnt:	
Lot Front (Ft):	150.90	Lot Depth (Ft):	288.70
Topography:		Lot Shape:	
		Fronting On:	South
		Roof:	Asphalt Shingle
		Prop Attached:	Detached
		Apx Age:	16-30 Years
		Rd Acc Fee:	
		Garage Spaces:	2.0
		Sewer:	Septic

Interior

Interior Feat:	In-law Capability, Rec Room, Washer/Dryer Hookup, Water Treatment		
Basement:	Full Basement	Basement Fin:	Fully Finished
Cooling:	Central Air		
Heating:	Forced Air, Pellet Stove, Propane		
Fireplace:	1/Wood	FP Stove Op:	
Inclusions:	Dishwasher, Dryer, Garage Door Opener, Hot Tub, Microwave, Refrigerator, Satellite Dish, Stove, Washer, Window Coverings		
Add Inclusions:	Dog Watch invisible fence system with two collars, Basket ball net with lights		
Exclusions:	n/a		

Property Information

Legal Desc: **PT LT 4 CON 5 LOUGHBOROUGH PT 2, 13R10841; SOUTH FRONTENAC**
 Zoning: **RU** Survey: /

PIN: **362750123**Occupant Type: **Owner**

Brokerage Information

List Date: **04/07/2021**Close Date: **06/23/2021**List Brokerage: **[RE/MAX FINEST REALTY INC., BROKERAGE](#)** Source Board: **Kingston****Prepared By: JORDAN MCGREGOR, Salesperson****Date Prepared: 08/28/2021****POWERED by itsorealestate.com. All rights reserved.*****Information deemed reliable but not guaranteed.* CoreLogic Matrix**

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1636 RUTLEDGE Road, , Ontario K0H 2L0

Listing

Client Full
Closed / Residential**1636 RUTLEDGE Rd**MLS®#: **K21003216**Price: **\$699,900**Close Price: **\$852,000.00****/Kingston/47 - Frontenac South****Bungalow/House**

	Beds	Baths	Kitch
Basement	1		
Main	3	3	1

Beds: **4 (3 + 1)**
 Baths: **2 (2 + 0)**
 SF Range:
 Common Interest: **Freehold/None**
 Tax Amt/Yr: **\$3,012/2020**

Remarks/Directions

Public Rmks: **Country living, but close to all amenities and only a 15-minute drive to Kingston! This beautiful bungalow is completely updated from top-to-bottom, sitting on 10 peaceful acres, and is pushed back approximately 500 feet from the road. The main floor features a gorgeous updated kitchen, living room/dining room, 3 bedrooms with an ensuite, and another 4-piece bathroom. The lower level is completely finished with so many possibilities... another bedroom or two, home gym, home office, rec room, toy room? It is also already roughed-in for a wet bar. But it does not end there... there is a cozy covered side porch to sit out on and watch the stunning sunsets or watch the kids play out in the yard. Close to great schools, many lakes, boat launches, beaches, and the list goes on. List of updates attached. Do not miss out on this great home!**

Directions: **Sydenham Road to Rutledge Road.****Common Elements****Exterior**

Construct. Material: Stone, Vinyl Siding	Foundation: Poured Concrete	Roof: Asphalt Shingle
Shingles Replaced: //		Prop Attached: Detached
Year/Desc/Source: //		Apx Age: 31-50 Years
Property Access: Municipal Road	Driveway Spaces:	Rd Acc Fee:
Parking Spaces:	Parking Assigned:	Garage Spaces: 2.0
Parking Level/Unit:	Water Tmnt:	Sewer: Septic
Water Source: Drilled Well	Lot Depth (Ft):	Lot Shape:
Lot Front (Ft): 226.88		


Interior

Basement: Full Basement	Basement Fin: Fully Finished
Heating: Electric, Forced Air, Propane	
Fireplace: /Wood	FP Stove Op:
Inclusions: Dishwasher, Dryer, Refrigerator, Stove, Washer, Window Coverings	
Exclusions: Hot Tub and Climber	

Property Information

Legal Desc: Con 5 Pt Lot 14 RP 13R8290 Part 1	Survey: /
Zoning: Rural	Occupant Type:
PIN: 362790604	

Brokerage Information

List Date: **05/20/2021**
 Close Date: **08/13/2021**
 List Brokerage: **eXp REALTY, BROKERAGE** 
 Source Board: **Kingston**

Prepared By: JORDAN MCGREGOR, Salesperson**Date Prepared: 08/28/2021****POWERED by itsorealestate.com. All rights reserved.*****Information deemed reliable but not guaranteed.* CoreLogic Matrix**

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3826 Stage Coach Road, , Ontario K0H 2T0

Listing

Client Full
Closed / Residential[3826 Stage Coach Rd](#)

MLS®#: K21001165

Price: **\$685,000**Close Price: **\$870,000.00****Frontenac/Frontenac/47 - Frontenac South****Bungalow Raised/House**

	Beds	Baths	Kitch
Basement	1		
Main	3	3	1

Beds: **4 (3 + 1)**
 Baths: **2 (2 + 0)**
 SF Range:
 Common Interest: **Freehold/None**
 Tax Amt/Yr: **\$3,880/2020**

[Remarks/Directions](#)

Public Rmks: **Splendid 3+1 bedroom, 2 bathroom elevated bungalow on a stunning 2 acre country lot just south of the village of Sydenham. The open concept main floor boasts a living room, dining room, spacious gourmet kitchen, and breakfast area with walk-out to the deck. The kitchen offers updated cabinetry, a stone backsplash, s.s. appliances, and a large centre island with a breakfast bar. The bedrooms all have a beautiful country view and easy access to the main 4-piece bathroom, with the master bedroom featuring a double closet, and 3-piece ensuite. The lower level offers a huge rec room with a gas fireplace with a floor-to-ceiling stone surround and walk-out to the backyard. The lower level also boasts an additional bedroom with a double closet and large laundry room. The backyard is the perfect place to sit and watch for wildlife and features a large upper deck as well as a ground level concrete patio that looks out into the countryside beyond. Located just a 3 minute drive to the village of Sydenham and an easy 15 minute drive to the City of Kingston.**

Directions: **Sydenham Rd. north to Railton Rd. west to Stage Coach Rd. north to 3826**

[Common Elements](#)[Exterior](#)

Exterior Feat: **Built-In BBQ, Deck(s), Fenced Partially, Lighting, Storage Buildings**
 Construct. Material: **Brick, Vinyl Siding**
 Shingles Replaced:
 Year/Desc/Source: **//**
 Property Access: **Municipal Road**
 Garage & Parking: **Attached Garage, Detached Garage, , Asphalt Driveway, Circular Driveway, Heated, Inside Entry**
 Parking Spaces:
 Parking Level/Unit: **Driveway Spaces: 3.0**
 Services: **Garbage/Sanitary Collection, Hydro, Recycling Pickup, School Bus Route**
 Water Source: **Drilled Well**
 Lot Front (Ft): **250.00**
 Location:
 Area Influences: **Cleared, Trails**
 Topography:
 Foundation: **Block**
 Roof: **Asphalt Shingle Detached**
 Prop Attached:
 Apx Age: **16-30 Years**
 Rd Acc Fee:
 Sewer: **Septic**
 Water Tmnt:
 Lot Depth (Ft): **352.40**
 Lot Irregularities: **N**
 Lot Shape:
 Land Lse Fee:
 Fronting On: **East**

[Interior](#)

Interior Feat: **Central Vacuum, Ensuite Privilege, In-law Capability**
 Basement: **Full Basement**
 Cooling: **Central Air**
 Heating: **Forced Air, Propane**
 Fireplace: **1/Propane**
 Inclusions: **Carbon Monoxide Detector, Central Vac, Dishwasher, Garage Door Opener, Refrigerator, Smoke Detector, Stove, Window Coverings**
 Add Inclusions: **Dishwasher "as is"**
 Exclusions: **Personal wall items in Kitchen and washer/Dryer**
 Basement Fin: **Fully Finished**
 FP Stove Op:

[Property Information](#)

Legal Desc: **PT LT 4 CON 3 LOUGHBOROUGH PT 5 13R18189; SOUTH FRONTENAC**
 Zoning: **Res**
 PIN: **362760256**
 Survey: **/**
 Occupant Type: **Owner**

[Brokerage Information](#)

List Date: **03/10/2021**
 Close Date: **04/23/2021**
 List Brokerage: **ROYAL LEPAGE PROALLIANCE REALTY, BROKERAGE** 
 Source Board: **Kingston**

Prepared By: JORDAN MCGREGOR, Salesperson

Date Prepared: 08/28/2021

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2015 Rosedale Drive, Kingston, Ontario K0H 1S0

Listing

Client Full
Closed / Residential

2015 Rosedale Dr Kingston

MLS®#: **K21002103**

Price: **\$779,803**

Close Price: **\$876,000.00**



Frontenac/Kingston/44 - City North of 401

Bungalow/House

	Beds	Baths	Kitch
Main	3	4	1

Beds: **3 (3 + 0)**

Baths: **3 (2 + 1)**

SF Range:

Common Interest: **Freehold/None**

Tax Amt/Yr: **\$5,625/2020**

Remarks/Directions

Public Rmks: **Wow! Amazing 2 acre setting in quiet, executive Rosedale Estates only 10 minutes to Kingston. This 1934 sq. ft. brick bungalow at the end of a cul de sac, offers wonderful, private, picturesque 200 X 474 Ft. lot backing onto green space. There is a pathway to a small playground/park for the community. Home has large bright rooms, separate dining room, and bright lovely eatery off kitchen with patio doors to large deck. Deck offers accessibility ramp and doors and hallways are wide. Main level has 3 bedrooms 2.5 baths and main floor laundry. Lower level has amazing family room with garden doors to patio, rec room, office and tons of storage along with walk out to large 2 car garage. Make you appointment to see this beautiful property.**

Directions: **Follow ON-401 W to Kingston. Take exit 619 Continue on Battersea Rd/Kingston County Rd 11. Take Unity Rd to Rosedale Dr**

Common Elements

Exterior

Exterior Feat: **Deck(s), Fenced Partially**
 Construct. Material: **Brick**
 Shingles Replaced: Foundation:
 Year/Desc/Source: // Roof: **Asphalt Shingle**
 Property Access: **Municipal Road** Prop Attached: **Detached**
 Garage & Parking: **Asphalt Driveway, Inside Entry** Apx Age: **16-30 Years**
 Parking Spaces: **3** Driveway Spaces: Garage Spaces: **2.0**
 Parking Level/Unit: Parking Assigned: Sewer: **Septic**
 Services: **Garbage/Sanitary Collection, High Speed Internet, Hydro, Natural Gas, Recycling Pickup, Telephone**
 Water Source: **Drilled Well** Water Tmnt:
 Lot Front (Ft): **200.00** Lot Depth (Ft): **450.00** Lot Shape:
 Location: Lot Irregularities: **Y** Land Lse Fee:
 Area Influences: **Cleared, Trails, Visual Exposure**

Interior

Interior Feat: **Ensuite Privilege, Main Floor Laundry, Rec Room**
 Basement: **Full Basement** Basement Fin: **Fully Finished**
 Heating: **Forced Air, Gas**
 Inclusions: **Dishwasher, Dryer, Garage Door Opener, Refrigerator, Smoke Detector, Stove, Washer, Window Coverings**
 Exclusions: **n/a**

Property Information

Legal Desc: **Plan 1728, Lot 21**
 Zoning: **Estate Residential** Survey: /
 PIN: **361310209** Occupant Type: **Owner**
 ROLL: **101168026015154**
 Possession Rmks: **immediate**

Brokerage Information

List Date: **04/12/2021**
 Close Date: **06/01/2021**
 List Brokerage: **BICKERTON BROKERS LIMITED, REAL ESTATE BROKERAGE** 
 Source Board: **Kingston**

Prepared By: JORDAN MCGREGOR, Salesperson

Date Prepared: 08/28/2021

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3344 MORELAND DIXON Road, Kingston, Ontario K0H 2T0

Listing

Client Full
Closed / Residential

3344 MORELAND DIXON Rd Kingston

MLS®#: **K21003122**

Price: **\$749,900**

Close Price: **\$880,100.00**



Frontenac/Frontenac/47 - Frontenac South

Bungalow/House

	Beds	Baths	Kitch
Basement		1	
Main	3	1	1

Beds: **3 (3 + 0)**
 Baths: **3 (2 + 1)**
 SF Range:
 Common Interest: **Freehold/None**
 Tax Amt/Yr: **\$3,746/2020**

Remarks/Directions

Public Rmks: **HIT THE BRAKES AND BACK THE CAR UP! HERE IS THE HOME YOU HAVE BEEN WAITING FOR! A 100% MOVE IN READY AND CHECKS OFF ALL THE DESIRED FEATURES ON YOUR "Wish List" OFFERS ALL OF WHAT ONE COULD WANT IN A HOME PLUS EVEN MORE! LOADS OF UPGRADES/IMPROVEMENTS IN LAST 4 YEARS. 3 BEDROOMS 2.5 BATHROOM BUNGALOW WITH A BRAND NEWLY RENOVATED MASTER AND ENSUITE THAT WILL BE HARD TO LEAVE IN THE MORNING. JUST UNDER 2 ACRES OF LAND WITH A BACKYARD PARADISE - PERFECT FOR THOSE TRYING TO GET OUT OF THE CITY AND INTO A COUNTRY PARADISE. IN-GROUND POOL, HOTTUB, PERENNIAL, FAIRY LIKE, GARDENS AND A DETACHED HEATED BUNKIE. THIS HOME IS WELL WORTH A LOOK IN PERSON. BE SURE TO WATCH THE CUSTOM VIDEO!**

Directions: **OFF MONTREAL NORTH OF 401 (APPROX 10 MINUTES) TURN LEFT ONTO MORELAND DIXON ROAD**

Common Elements

Exterior

Exterior Feat: **Deck(s), Fenced Yard, Hot Tub, Storage Buildings**
 Construct. Material: **Brick, Hardboard**
 Shingles Replaced:
 Year/Desc/Source: **//**
 Property Access: **Municipal Road**
 Garage & Parking: **Attached Garage, Asphalt Driveway, Inside Entry**
 Parking Spaces:
 Parking Level/Unit:
 Services: **Cable, Cell Service, Garbage/Sanitary Collection, High Speed Internet, Hydro, Recycling Pickup, School Bus Route, Telephone**
 Water Source: **Drilled Well**
 Lot Front (Ft): **139.70**
 Area Influences: **Park, Trails, Visual Exposure**
 Topography:
 Foundation: **Block**
 Roof: **Asphalt Shingle**
 Prop Attached: **Detached**
 Apx Age: **Unknown**
 Rd Acc Fee:
 Driveway Spaces:
 Parking Assigned:
 Garage Spaces: **2.0**
 Sewer: **Septic**
 Water Tmnt:
 Lot Depth (Ft): **357.50**
 Lot Shape:
 Fronting On: **North**

Interior

Interior Feat: **Ensuite Privilege**
 Basement: **Full Basement**
 Cooling: **Central Air**
 Heating: **Electric, Forced Air, Propane**
 Fireplace: **2/Natural Gas**
 Inclusions: **Dishwasher, Dryer, Garage Door Opener, Hot Tub, Hot Tub Equipment, Microwave, Pool Equipment, Refrigerator, Smoke Detector, Stove, Washer, Window Coverings**
 Add Inclusions: **2x Gazebos**
 Exclusions: **Contents of Studio**
 Basement Fin: **Fully Finished**
 FP Stove Op:

Property Information

Legal Desc: **PT LT 26 CON 2 STORRINGTON/LOUGHBOROUGH PT 1 13R2226 SOUTH FRONTENAC**
 Zoning: **Residential**
 PIN: **362910084**
 Possession Rmks: **August 2, 2021**
 Survey: **/**
 Occupant Type: **Owner**

Disclosure Information

List Date: **05/17/2021**
 Close Date: **08/03/2021**
 List Brokerage: **SOLID ROCK REALTY**
 Source Board: **Kingston**

Prepared By: **JORDAN MCGREGOR, Salesperson**

Date Prepared: **08/28/2021**

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2648 KEPLER Road, Kingston, Ontario K0H 1M0

Listing

Client Full
Closed / Residential

2648 KEPLER Rd Kingston

MLS®#: **K21001012**

Price: **\$799,000**

Close Price: **\$886,000.00**

Frontenac/Kingston/44 - City North of 401



Bungalow/House

	Beds	Baths	Kitch
Basement		1	
Main	4	1	1

Beds: **4 (4 + 0)**
 Baths: **3 (3 + 0)**
 SF Range: **3001 to 4000**
 Abv Grade Fin SF: **3,100.00**
 Common Interest: **Freehold/None**
 Tax Amt/Yr: **\$4,006/2020**

Remarks/Directions

Public Rmks: **Some homes are hard to describe and then some homes have so many amazing features it's super easy. This one is super easy! Let's talk about the house! Custom Built all brick/stone veneer bungalow, 4 car garage, in-floor heating, large custom kitchen, rooftop patio, indoor workout area with "Endless Pool", theatre room and a stunning layout design. Not to be outdone, the lot is one of the most unique and beautiful I have seen. 14 acres of stunning nature, with tons of mature trees, ponds, outbuildings including a large functioning barn, gardens. This home is just perfection for anyone that loves the outdoors!**

Directions: **Sydenham Rd to Kepler Rd**

Common Elements

Exterior

Exterior Feat: **Deck(s), Fenced Partially, Lighting, Storage Buildings**
 Construct. Material: **Stone**
 Shingles Replaced: //
 Year/Desc/Source: //
 Property Access: **Municipal Road**
 Garage & Parking: **Attached Garage, , Asphalt Driveway, Heated, Inside Entry**
 Parking Spaces: //
 Parking Level/Unit: //
 Services: **At Lot Line-Hydro**
 Water Source: **Drilled Well**
 Lot Front (Ft): **550.00**
 Area Influences: **Lake/Pond, Part Cleared, Sloping, Wooded/Treed**
 Topography: **Wetlands**

Foundation: **Poured Concrete**
 Roof: **Asphalt Shingle Detached**
 Prop Attached: **16-30 Years**
 Apx Age: //
 Rd Acc Fee: //
 Garage Spaces: **3.0**
 Sewer: **Septic**
 Water Tmnt: //
 Lot Depth (Ft): **885.20**
 Lot Shape: //
 Fronting On: **North**

Interior

Interior Feat: **Air Exchanger, Central Vacuum, Ensuite Privilege, Main Floor Laundry**
 Basement: **Full Basement**
 Cooling: **Central Air, Radiant Floor**
 Heating: **Forced Air, Oil, Radiant, Steam Radiators, Wood, Woodstove**
 Inclusions: **Central Vac, Dishwasher, Dryer, Garage Door Opener, Microwave, Pool Equipment, Refrigerator, Stove, Washer**
 Add Inclusions: **Projector and big screen surround sound system**
 Exclusions: **Tenant belongings, some window coverings belong to the tenant, Wii**

Property Information

Legal Desc: **PT LT 10 CON 7 KINGSTON PT 1, 13R14258; KINGSTON**
 Zoning: **Res**
 PIN: **361330341**
 Possession Rmks: **July 07 2021**

Survey: //
 Occupant Type: //

Brokerage Information

List Date: **03/04/2021**
 Close Date: **07/07/2021**
 List Brokerage: **RE/MAX FINEST REALTY INC., BROKERAGE**
 Source Board: **Kingston**

Prepared By: JORDAN MCGREGOR, Salesperson

Date Prepared: 08/28/2021

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3812 ROUND LAKE Road, , Ontario K0H 1X0

Listing

Client Full
Closed / Residential**3812 ROUND LAKE Rd**

MLS®#: K21002669

Price: **\$899,900**Close Price: **\$976,100.00****Frontenac/Frontenac/47 - Frontenac South****Bungalow/House**

	Beds	Baths	Kitch
Basement	2	1	
Main	3	1	1

Beds: **5 (3 + 2)**
 Baths: **4 (3 + 1)**
 SF Range:
 Common Interest: **Freehold/None**
 Tax Amt/Yr: **\$4,151/2020**

Remarks/Directions

Public Rmks: **Absolutely stunning spacious bungalow situated on beautiful 2+ acre groomed lot 20 minutes north of the city. Step inside to the large foyer that takes you to this amazing 3+2 bedroom home with 3+1 baths, a kitchen with vaulted pot lighted ceilings, granite top island and porcelain tile floors. Beautiful hardwood floors in the living and dining room as well as the entire floor. Primary bedroom offers a 5 piece ensuite with jetted tub. Covered deck just off the dining area to enjoy nature in the back yard. Lower level is a special retreat with huge rec room with wet bar, 2 bedrooms (gym), 3 piece bath all warmed by in floor radiant heat. Now step outside through the walkout lower level doors to the interlocked and stone patio area overlooking the green grass and the gorgeous garden cherished by the passionate gardener. Separate insulated workshop with steel roof for the handy person to indulge your creativity round out this special property.**

Directions: **Latimer & Round Lake****Common Elements****Exterior**

Exterior Feat: **Built-In BBQ, Deck(s), Lighting, Storage Buildings**
 Construct. Material: **Stone, Vinyl Siding**
 Shingles Replaced:
 Year/Desc/Source: **//** Foundation: **Poured Concrete** Roof: **Asphalt Shingle**
 Property Access: **Municipal Road** Prop Attached: **Detached**
 Parking Spaces: Driveway Spaces: Garage Spaces: **2.0**
 Parking Level/Unit: Parking Assigned: Sewer: **Septic**
 Services: **Garbage/Sanitary Collection, Recycling Pickup, School Bus Route**
 Water Source: **Drilled Well** Water Tmnt:
 Lot Front (Ft): **328.10** Lot Depth (Ft):
 Location: Lot Irregularities: **Y** Lot Shape:
 Topography: Land Lse Fee:
 Fronting On: **West**

Interior

Interior Feat: **Carpet Free, Ensuite Privilege, In-law Capability, Jetted Tub, Main Floor Laundry, Security System, Wet Bar**
 Basement: **Full Basement** Basement Fin: **Fully Finished**
 Cooling: **Central Air, Radiant Floor**
 Heating: **Forced Air, Propane**
 Inclusions: **Dishwasher, Dryer, Garage Door Opener, Microwave, Refrigerator, Stove, Washer**
 Exclusions: **None**

Property Information

Legal Desc: **PT LT 21 CON 3 STORRINGTON/LOUGHBOROUGH PT 1, 13R18764; SOUTH FRONTENAC**
 Zoning: **Residential** Survey: **/**
 PIN: **362910471** Occupant Type: **Owner**

Brokerage Information

List Date: **05/03/2021**
 Close Date: **07/29/2021**
 List Brokerage: **SUTTON GROUP-MASTERS REALTY INC., BROKERAGE** 
 Source Board: **Kingston**

Prepared By: **JORDAN MCGREGOR, Salesperson**Date Prepared: **08/28/2021**POWERED by itsorealestate.com. All rights reserved.

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2181 SHEPHERD Drive, Kingston, Ontario K0H 1S0

Listing

Client Full
Closed / Residential

2181 SHEPHERD Dr Kingston

MLS®#: **K21001114**

Price: **\$1,100,000**

Close Price: **\$1,100,000.00**

Frontenac/Kingston/44 - City North of 401



Bungalow/House

	Beds	Baths	Kitch
Basement	3		
Main	3	4	1

Beds: **6 (3 + 3)**
 Baths: **4 (3 + 1)**
 SF Range: **2001 to 3000**
 Abv Grade Fin SF: **2,056.00**
 Common Interest: **Freehold/None**
 Tax Amt/Yr: **\$6,322/2020**

Remarks/Directions

Public Rmks: **Prestigious Rosedale Estates is one of Kingston's hidden and exclusive communities... enjoy the country lifestyle within minutes of town. This gorgeous and fully updated home sits on one of the best lots in the subdivision... a beautiful park-like setting with total privacy. A three-car garage and large shed allow for tons of storage. The spacious fully finished walk-out basement offers an in-law potential. Septic (2009). Check out the video footage for all the details and features of this spectacular home. Schedule a private viewing of this property today!**

Directions: **Rosedale Drive to Anne Crescent to Sherperd Drive.**

Common Elements

Exterior

Exterior Feat: **Deck(s)**
 Construct. Material: **Brick**
 Shingles Replaced: //
 Year/Desc/Source: //
 Property Access: **Municipal Road**
 Garage & Parking: **Attached Garage, Asphalt Driveway, Circular Driveway**
 Parking Spaces: **10**
 Parking Level/Unit: **10**
 Services: **Cable, Cell Service, Garbage/Sanitary Collection, High Speed Internet, Hydro, Natural Gas, Recycling Pickup, Telephone**
 Water Source: **Drilled Well**
 Lot Front (Ft): **200.90**
 Location: **Level, Visual Exposure**
 Area Influences: **Level, Visual Exposure**

Foundation: **Block**
 Roof: **Asphalt Shingle**
 Prop Attached: **Detached**
 Apx Age: **Unknown**
 Rd Acc Fee:
 Garage Spaces: **3.0**
 Sewer: **Septic**
 Water Tmnt:
 Lot Depth (Ft): **0.00**
 Lot Irregularities: **Y**
 Lot Shape:
 Land Lse Fee:

Interior

Basement: **Full Basement**
 Heating: **Forced Air, Gas**
 Inclusions: **Central Vac, Dishwasher, Dryer, Microwave, Refrigerator, Stove, Washer, Window Coverings**
 Add Inclusions: **None.**
 Exclusions: **Storage container (negotiable). Standup freezer and white fridge in the lower level. Bar fridge in the sitting room. Flag pole in front yard. Husky black cabinets in garage.**

Basement Fin: **Fully Finished**

Property Information

Legal Desc: **LT 25, PL 1728 ; KINGSTON**
 Zoning: **Residential**
 PIN: **361310214**
 ROLL: **101108026015150**
 Possession Rmks: **TBD**

Survey: /
 Occupant Type: **Owner**

Brokerage Information

List Date: **03/10/2021**
 Close Date: **06/18/2021**
 List Brokerage: **eXp REALTY, BROKERAGE**
 Source Board: **Kingston**

Prepared By: JORDAN MCGREGOR, Salesperson

Date Prepared: 08/28/2021

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1940 ROSEDALE Drive, Kingston, Ontario K0H 1S0

Listing

Client Full
Closed / Residential

1940 ROSEDALE Dr Kingston

MLS®#: **K21002241**

Price: **\$1,200,000**

Close Price: **\$1,142,000.00**

Frontenac/Kingston/44 - City North of 401



Bungalow/House

	Beds	Baths	Kitch
Basement	1	1	
Main	3	2	1

Beds: **4 (3 + 1)**
 Baths: **4 (3 + 1)**
 SF Range: **2001 to 3000**
 Abv Grade Fin SF: **2,500.00**
 Common Interest: **Freehold/None**
 Tax Amt/Yr: **\$7,517/2020**

Remarks/Directions

Public Rmks: **Executive Bungalow in prestigious Rosedale estates. Located just minutes North of Kingston, this 2500 sqft home offers 5000 sqft of living space with many features and upgrades. open concept kitchen/family room/eating area, vaulted ceilings, patio doors to oversize deck which overlooks the beautiful inground saltwater pool. Hardwood floors in family room, living room and dining area. Lots of kitchen cupboard, island, butler pantry, and granite countertops. Fully finished lower level with workout room, extra bedroom, full bath plus a full-size bar, rec room, and games area. Beautiful saltwater pool with sprinklers, 2 jacuzzi seats, gazebo, patio area and tiki bar. Perfect paradise and a must to view.**

Directions: **Sydenham Road to Burbrook Road to Cole hill Road to Roasedale Estate**

Common Elements

Exterior

Exterior Feat: **Deck(s), Fenced Yard, Lighting, Patio(s), Storage Buildings**
 Construct. Material: **Stucco (Plaster)**
 Shingles Replaced: Foundation: **Poured Concrete**
 Year/Desc/Source: // Roof: **Asphalt Shingle**
 Property Access: **Municipal Road** Prop Attached: **Detached**
 Garage & Parking: **Attached Garage, , Asphalt Driveway, Inside Entry** Apx Age: **16-30 Years**
 Parking Spaces: **5** Driveway Spaces: Garage Spaces: **2.0**
 Parking Level/Unit: Parking Assigned: Sewer: **Septic**
 Services: **Cell Service, Garbage/Sanitary Collection, High Speed Internet, Hydro, Natural Gas, Recycling Pickup, School Bus Route, Telephone**
 Water Source: **Drilled Well** Water Tmnt:
 Lot Front (Ft): **293.83** Lot Depth (Ft): **335.19** Lot Shape:
 Location: Lot Irregularities: **Y** Land Lse Fee:
 Area Influences: **Level** Fronting On: **East**
 Topography:

Interior

Interior Feat: **Built-In Appliances, Ensuite Privilege, Main Floor Laundry, Rec Room, Security System, Skylight**
 Basement: **Full Basement** Basement Fin: **Fully Finished**
 Cooling: **Central Air**
 Heating: **Forced Air, Gas**
 Fireplace: **1/Electric** FP Stove Op:
 Inclusions: **Dishwasher, Dryer, Microwave, Pool Equipment, Refrigerator, Smoke Detector, Stove, Washer**
 Add Inclusions: **Wine Fridge, Security System, Bar Stools**
 Exclusions: **Kitchen Chandelier, Pool Tabel**

Property Information

Legal Desc: **LT 8, PL 1728; S/T FR325847, FR464793. Kingston**
 Zoning: **Residential** Survey: /
 PIN: **361310194** Occupant Type: **Owner**
 ROLL: **101108026015120**
 Possession Rmks: **June 30, 2021**

Disclosure Information

List Date: **04/16/2021**
 Close Date: **06/30/2021**
 List Brokerage: **ROYAL LEPAGE PROALLIANCE REALTY, BROKERAGE** 
 Source Board: **Kingston**

Prepared By: JORDAN MCGREGOR, Salesperson

Date Prepared: 08/28/2021

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554 Maple Lawn Drive, Kingston, Ontario K0H 1S0

Listing

Client Full
Closed / Residential

[554 Maple Lawn Dr Kingston](#)

MLS®#: **K21000931**

Price: **\$1,199,000**

Close Price: **\$1,199,000.00**



Frontenac/Kingston/44 - City North of 401

Bungalow/House

	Beds	Baths	Kitch
Main	3	2	1

Beds: **3 (3 + 0)**
 Baths: **3 (2 + 1)**
 SF Range:
 Common Interest: **Freehold/None**
 Tax Amt/Yr: **\$0/2021**

Remarks/Directions

Public Rmks: **Waiting to find your perfect new home? 554 Maple Lawn Drive is it! The modern floorplan features everything you're looking for including 3 bedrooms, 2.5 baths, main floor laundry and a spacious mudroom to keep those coats and shoes out of sight. The fully custom Hawthorne kitchen boasts quality two-tone cabinets, stone countertops, and a walk-in pantry. The open concept space also features a gas fireplace to keep you cozy all year round and oversized windows to enjoy the view from every room. Follow the light hardwood floors and bright walls to the primary suite, that is a true oasis. From the private deck with french doors to the spa-like modern bathroom, you will never want to leave. Walking down to the 'basement' will feel like anything but your typical basement! With ceilings over 9' high, oversized windows, and double french doors, it may just become your favourite place in the home. But wait, there's more! (If we sound a bit like an infomercial, it's only because this home truly has everything!) Set on over 2 acres, you have the space to get outside or enjoy the massive 3 car garage with tons of room for cars, toys, and tools. All of this could be yours as early as May! Don't miss out!**

Directions: **Go north of 401 on Montreal St/Battersea Rd, turn right on Maple Lawn**

Common Elements

Exterior

Exterior Feat: **Deck(s)**
 Construct. Material: **Hardboard, Stone**
 Shingles Replaced:
 Year/Desc/Source: **//**
 Property Access: **Municipal Road**
 Garage & Parking: **Attached Garage, ,**
 Parking Spaces:
 Parking Level/Unit:
 Services: **Cell Service, Garbage/Sanitary Collection, High Speed Internet, Recycling Pickup**
 Water Source: **Drilled Well**
 Lot Front (Ft): **292.00**
 Foundation: **ICF**
 Roof: **Asphalt Shingle**
 Prop Attached: **Detached**
 Apx Age: **New**
 Rd Acc Fee:
 Driveway Spaces:
 Parking Assigned:
 Garage Spaces: **3.0**
 Sewer: **Septic**
 Water Tmnt:
 Lot Depth (Ft): **371.00**
 Lot Shape:


Interior

Interior Feat: **In-law Capability, Main Floor Laundry, Rough-in Bath**
 Basement: **Full Basement**
 Cooling: **Central Air**
 Heating: **Forced Air, Gas**
 Fireplace: **1/Natural Gas**
 Exclusions: **n/a**
 Basement Fin: **Unfinished**
 FP Stove Op:

Property Information

Legal Desc: **LOT 1, PLAN 13M108 CITY OF KINGSTON**
 Zoning: **Res**
 PIN: **363260562**
 Survey: **/**
 Occupant Type: **Vacant**

Brokerage Information

List Date: **03/02/2021**
 Close Date: **06/01/2021**
 List Brokerage: **RE/MAX FINEST REALTY INC., BROKERAGE** 
 Source Board: **Kingston**

Prepared By: **JORDAN MCGREGOR, Salesperson**

Date Prepared: **08/28/2021**

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3060 Unity Road, Kingston, Ontario K0H 1M0

Listing

Client Full
Closed / Residential

3060 Unity Rd Kingston

MLS®#: **K21002274**

Price: **\$1,279,000**

Close Price: **\$1,280,000.00**

Frontenac/Kingston/44 - City North of 401



Bungalow/House

	Beds	Baths	Kitch
Basement	1	1	
Main	3	1	1

Beds: **4 (3 + 1)**
 Baths: **4 (3 + 1)**
 SF Range:
 Common Interest: **Freehold/None**
 Tax Amt/Yr: **\$7,841/2020**

Remarks/Directions

Public Rmks: **Luxurious executive home with 6.7 acres of rural tranquility within 10 minutes from the city. The moment you turn into the driveway you will experience a peaceful calm as you wind yourself through the tree-lined path toward the house. This home boasts beautiful wooded views from the expansive composite deck with glass railing panels. With 3 bedrooms on the main level, vaulted ceilings, beautiful crown moulding & trim. Entertain in style from your stunning open concept spacious kitchen with all the modern touches a discerning buyer would seek. The great living room with gas fireplace and plenty of room for extended family in the lower level with it's own separate 3 pc. bath, rec. room and walk-out to a private covered patio. This spacious home covers almost 5,000 square feet from the main floor to the lower level.. Other features that are sure to impress are the master bedroom with beautiful ensuite and walk in closet, main floor laundry, large mudroom with inside entry to expansive double car garage on the main level, In addition, you will find another garage/workshop on the lower level for storage of all the toys you could ever want radiant floor heating system on both levels including the main level garage. A truly one of a kind offering. Please book your personal viewing to see all of the amazing features this home has to offer and which are too numerous to list here. In addition to all the amenities included in the home, an added bonus is a recent installation of a \$20,000 emergency generator for the home providing added assurance and security.**

Directions: **Hwy 38 N. from Kingston and 401 to Unity Rd. Right to 3060 (1.4km)**

Common Elements

Exterior

Construct. Material: Stone, Vinyl Siding	Foundation: Poured Concrete	Roof: Asphalt Shingle Detached
Shingles Replaced: //		Prop Attached: 16-30 Years
Year/Desc/Source: //		Apex Age: 16-30 Years
Property Access: Municipal Road		Rd Acc Fee:
Garage & Parking: Attached Garage, , Circular Driveway, Gravel Driveway, Inside Entry	Driveway Spaces:	Garage Spaces: 2.0
Parking Spaces:	Parking Assigned:	Sewer: Septic
Parking Level/Unit:		
Services: Hydro, Telephone	Water Tmnt:	
Water Source: Dug Well	Lot Depth (Ft): 968.00	Lot Shape:
Lot Front (Ft): 300.00		Fronting On: North
Area Influences: Visual Exposure, Wooded/Treed		
Topography:		

Interior

Interior Feat: **Water Treatment**
 Basement: **Full Basement** Basement Fin: **Fully Finished**
 Cooling: **Central Air**
 Heating: **Propane, Radiant**
 Fireplace: **1/Wood** FP Stove Op:
 Inclusions: **Dishwasher, Dryer, Garage Door Opener, Microwave, Refrigerator, Stove, Washer**
 Add Inclusions: **T.V. projector, Bar Fridge, trash compactor, built-in double oven**
 Exclusions: **None**

Property Information

Legal Desc: Pt Lt 5 Con 6 Kingston Pt 1, 13R17222 & Pt 1, 13R18740; Kingston	Survey: /
Zoning: Res	Occupant Type: Owner
PIN: 361330391	
ROLL: 101108023020005	

Brokerage Information

List Date: **04/16/2021**
 Close Date: **06/18/2021**
 List Brokerage: **[RE/MAX RISE EXECUTIVES, BROKERAGE](#)**

Source Board: **Kingston**

Prepared By: JORDAN MCGREGOR, Salesperson

Date Prepared: 08/28/2021

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588 River Ridge Drive, Kingston, Ontario K0H 1S0

Listing

Client Full
Closed / Residential

[588 River Ridge Dr Kingston](#)

MLS®#: K21001848

Price: \$1,388,000

Close Price: \$1,292,000.00



Frontenac/Kingston/44 - City North of 401

2 Storey/House

	Beds	Baths	Kitch
Main		1	1
Second	4	1	

Beds: **4 (4 + 0)**
 Baths: **4 (3 + 1)**
 SF Range: **3001 to 4000**
 Abv Grade Fin SF: **3,250.00**
 Common Interest: **Freehold/None**
 Tax Amt/Yr: **\$10,156/2020**

Remarks/Directions

Public Rmks: **Stunning executive family home in prestigious Edenwood Estates, situated on a nicely treed and landscaped 2.18 Acre lot that also includes deeded interest in the 28 Acre neighbourhood waterfront park. This one-of-a-kind home with over 4700 square feet of total living space has many desirable features including a beautiful Chef's dream Kitchen with granite counter tops, cabinetry galore and built-in appliances including Gas cook top, wall oven, microwave, warming tray and dishwasher. Ideal for entertaining, the main level with its generous use of hardwood and ceramic flooring, boasts a large separate dining room, main floor family room and living room, and awesome sunroom overlooking the private backyard. The spacious Master Bedroom has a large walk-in closet and spa-like En-suite with dual sinks, separate tub, and 5 ft glass door shower. Fully finished basement with office area, laundry, 3pc bath and massive Recroom with wet bar, fireplace and walk-out to the backyard patio. What makes this home truly unique is its separate but attached 1 Bedroom Apartment, and garage parking for 5+ vehicles. This home and property are sure to impress!**

Directions: **Battersea Rd to River Ridge**

Common Elements

Exterior

Exterior Feat: **Built-In BBQ, Deck(s), Fenced Partially, Lighting, Patio(s), Storage Buildings**
 Construct. Material: **Brick**
 Shingles Replaced: Foundation: **Block** Roof: **Fiberglass Shingle**
 Year/Desc/Source: // Prop Attached: **Detached**
 Property Access: **Municipal Road** Apx Age: **31-50 Years**
 Garage & Parking: **Attached Garage, Detached Garage, , Asphalt Driveway, Circular Driveway, Heated, Inside Entry**
 Parking Spaces: **12** Driveway Spaces: **1.0**
 Parking Level/Unit: Parking Assigned: Sewer: **Septic**
 Services: **Cable, Cell Service, Garbage/Sanitary Collection, High Speed Internet, Hydro, Natural Gas, Recycling Pickup, School Bus Route, Telephone**
 Water Source: **Drilled Well** Water Tmnt:
 Lot Front (Ft): **230.20** Lot Depth (Ft): **439.20** Lot Shape:
 Location: Lot Irregularities: **Y** Land Lse Fee:
 Area Influences: **Greenbelt/Conservation, Level, Park, Water View**
 Topography: Fronting On: **East**

Interior

Interior Feat: **Built-In Appliances, Central Vacuum, Ensuite Privilege, In-Law Suite, On Demand Water Heater, Rec Room, Security System, Wet Bar**
 Basement: **Full Basement** Basement Fin: **Fully Finished**
 Cooling: **Central Air**
 Heating: **Fireplace, Forced Air, Gas**
 Fireplace: **2/Natural Gas** FP Stove Op:
 Inclusions: **Central Vac, Dishwasher, Dryer, Garage Door Opener, Microwave, Refrigerator, Stove, Washer, Window Coverings**
 Add Inclusions: **2nd Fridge in lower level landing**
 Exclusions: **None**

Legal Desc: **LT 22, PL 1727, INTEREST IN BLK A, PL 1727, KINGSTON TOWNSHIP, AS PER SELLER'S DEEDS**
 Zoning: **Residential** Survey: /
 PIN: **363260040** Occupant Type: **Owner**
 ROLL: **101108027008952**

Brokerage Information

List Date: **04/05/2021**
 Close Date: **06/11/2021**

List Brokerage: [RE/MAX FINEST REALTY INC., BROKERAGE](#) 

Source Board: **Kingston**

Prepared By: JORDAN MCGREGOR, Salesperson

Date Prepared: 08/28/2021

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