



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 517 Monterey Court!

This charming 2-bedroom, 2-bathroom, 1,793 sq. ft. bungalow is situated in one of Kingston's most desirable neighborhoods and is move-in ready. Nestled on a quiet court, this carpet-free home features a separate living and dining room, complemented by a renovated kitchen with granite countertops that overlooks a cozy family room with a gas fireplace.

The primary bedroom boasts a walk-in closet and a luxurious 5-piece ensuite bathroom. The second bedroom offers a deep closet and easy access to the main bathroom. Convenience is key with main floor laundry that includes garage access and additional storage space.

The large basement includes a finished room that can serve as a playroom, office, or man cave, while the expansive unfinished area, with its high ceilings, offers tremendous potential for customization.

The exterior is beautifully landscaped with mature gardens, interlocking pavers, and a deck overlooking a spacious backyard, perfect for outdoor enjoyment.

With its location, charm, and host of features, 571 Monterey Court could be the perfect place to call your next home.

Property Details

ADDRESS: 571 Monterey Court, Kingston, ON K7M 9A2

TYPE: Detached Bungalow

LEGAL DESCRIPTION: LOT 18, PLAN 13M4, KINGSTON TOWNSHIP

SQ. FT:	1,793 +/- as per floor plans provided-exterior measurements (above grade)
BEDROOMS:	2
BATHS:	2; 1 5-pc ensuite, 1 4-pc main bath
LAUNDRY:	Main floor laundry with storage and garage access
BASEMENT:	Full, partially finished with laminate floors, large unfinished area with high ceilings, storage, sump pump and rough in for 3 rd bathroom
AGE:	1999 (25 years old)
ELECTRICAL:	100-amp breakers
ROOF:	Asphalt shingles
FOUNDATION:	Block
FLOORS:	Hardwood, ceramic
CEILINGS:	Textured, smooth
WINDOWS:	Vinyl
EXTERIOR:	Brick front, vinyl siding
INTERIOR:	Drywall with rounded corners
PARKING:	Double wide interlock driveway with parking for 2 cars
GARAGE:	Attached double car garage with interior and side yard access

LOT SIZE:	58' x 121.9'
ZONING:	R1, R1-3
TAXES:	\$5,111.48 (2023)
ROLL #:	101108012203618
PIN #:	361100427
HIGH SPEED INTERNET:	Available
HEATING:	Forced air gas
FIREPLACE:	Gas fireplace, family room
COOLING:	Central air conditioning
RENTALS:	None
WATER:	Municipal
WASTE:	Sewer
HOME INSPECTION:	Full version available at www.gogordons.com
LOT DESCRIPTION:	Landscaped, partially fenced, deck, garden shed
CHATELS INCLUDED:	Fridge, gas stove, over the range microwave, dishwasher, washer, dryer, garage door opener and remotes, blinds, rods and draperies, Central Vacuum.
FIXTURES EXCLUDED:	Ceiling fan in Primary Bedroom, Upright freezer in mudroom.
SUGGESTED DEPOSIT:	\$20,000
SUGGESTED CLOSING:	30-45 days

Visit Website:

- Full Home Inspection Report
- Full Zoning Provisions & Total Property Video
- Schedule B & Floor Plans
- Virtual Tour