

Dear Prospective Buyer:



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](http://www.gogordons.com) to learn more about this valuable service.

Thank you for your interest in this property.

# Property Information

Welcome to Suite #408, an essence of sophisticated downtown living at the prestigious Landmark building! Approximately 1,380 square feet, this spacious condo apartment features 2 bedrooms plus a den, and 2 bathrooms, ideally placed in the heart of historic Kingston.

This move-in-ready modern corner unit offers a spacious living room with abundant natural light and a captivating view of the city and St George's cathedral. Westward-looking balcony allows you to enjoy stunning sunsets.

An elegant French door leads into a cozy den with a quiet second balcony offering partial water views.

The entire unit has an airy, stylish feel with dark hardwood floors and a complementing paint scheme.

A streamlined galley kitchen is equipped with elegant quartz countertops and stainless-steel appliances, leading into a cozy, sun-lit breakfast area.

A spacious primary bedroom comes with his and her closets, and a private 3-piece ensuite bathroom. The second bedroom shares access to the main 4-piece bathroom. Both bathrooms are modern and freshly updated.

Additional amenities include an ensuite laundry room and an assigned storage unit in the basement allowing for ample storage room. A parking spot and a modern bike shed allow for a variety of transport options.

Conveniently located steps away from parks, shopping, dining, entertainment, hospitals, Queen's University, public transit, and the charming historic waterfront, this contemporary condo offers an active, social, worry-free downtown lifestyle.

# Property Details

**ADDRESS:** #408-165 Ontario Street, Kingston, ON K7L2Y6

**TYPE:** Condominium apartment

**LEGAL DESCRIPTION:** See Schedule B

SQ. FT:	1,380 sqft +/- as per floor plans provided
BEDROOMS:	2 + Den
BATHS:	2; 1 4-pc main, 1 3-pc ensuite
LAUNDRY:	In suite laundry with storage and shelving
AGE:	1981 (43 years old)
ROOF:	Tar and gravel
FOUNDATION:	Poured concrete
FLOORS:	Engineered hardwood, ceramic
CEILINGS:	Stucco, smooth
EXTERIOR:	Brick
INTERIOR:	Drywall
PARKING:	1 assigned space (#21)
GARAGE:	Attached, underground
ZONING:	C1-3
TAXES:	\$6,028.32 (2024)
CONDO FEES:	\$1,235.00
MANAGEMENT CO:	FCC#11 Bendale 613-531-3336
STORAGE UNIT:	1 with unit, assigned
PET FRIENDLY:	Yes, with restrictions (see House Rules)
ROLL #:	101101012100520
PIN #:	367110022

HIGH SPEED INTERNET:	Available
HEATING:	Forced air gas
FIREPLACE:	No
COOLING:	Central air conditioning
RENTALS:	None
WATER:	Municipal
WASTE:	Sewer
STATUS CERTIFICATE:	Available to anyone considering making an offer
AMENITIES:	Car wash, community BBQ, elevator, exercise room, games room, library, media room, party room, pool, roof top deck/garden, sauna, visitor parking, workshop
CONDO FEE INCLUDES:	Building insurance, building maintenance, central air conditioning, common elements, ground maintenance/landscaping, hydro, parking, private garbage removal, roof, snow removal, utilities, water, windows
CHATELS INCLUDED:	Existing fridge, stove, dishwasher, beverage/wine fridge, washer, dryer
FIXTURES EXCLUDED:	shoe cabinets in entryway, window coverings, wall shelf in children's bedroom
SUGGESTED DEPOSIT:	\$25,000
SUGGESTED CLOSING:	15-30 days

## Visit Website:

- Status Certificate & Schedule B
- Property Video & Virtual Tour
- Floor Plans