



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

Nestled on a mature lot in a quiet, family-friendly neighborhood, 34 Asbury Road offers the perfect blend of charm and convenience. Just minutes from Kingston and within close proximity to shopping and the scenic shores of Lake Ontario, this inviting bungalow is an ideal place to call home. A double-wide private driveway leads to an oversized attached garage with both front and rear entrances, providing ample parking and easy access. The fully fenced backyard is a private oasis, complete with a spacious deck and a beautiful three-season sunroom that seamlessly extends the living space.

Inside, the main floor boasts a bright, airy atmosphere. The generous living room offers plenty of space for relaxation and entertaining, while the well-appointed eat-in kitchen provides a functional and welcoming space for daily meals. Three bedrooms and an updated four-piece bath complete the main level, offering comfort and convenience for the whole family.

Downstairs, the fully finished basement is designed for both recreation and practicality. A large rec room with a cozy gas fireplace and a dry bar creates the perfect setting for gatherings, while a fully finished laundry room, a two-piece bath, and a utility room with abundant storage enhance the home's functionality. Offering both character and modern updates, this charming property is ready to welcome its next owners.

# Property Details

**ADDRESS:** 34 Asbury Road, Amherstview, On. K7N1J7

**TYPE:** Single family residential

**LEGAL DESCRIPTION:** LT 574 PL 843 S/T INTEREST IN LA60476; S/T LA40386, LA40542; LOYALIST

SQ. FT:	999 above grade, 891 below grade (MPAC).
BEDROOMS:	3 on main floor, Primary features double closet.
BATHS:	2; 4 piece on main floor, 2 piece in finished basement.
LAUNDRY:	Laundry room in basement.
BASEMENT:	Full, Fully finished, family room features a gas fireplace and dry bar.
AGE:	54 years (1971).
ELECTRICAL:	100 amp breaker panel.
ROOF:	Asphalt shingles.
FOUNDATION:	Concrete.
FLOORS:	Hardwood, carpet, vinyl, cement.
CEILINGS:	Drywall, stucco, tile. High ceilings on main floor.
WINDOWS:	Vinyl, aluminum, wood.
EXTERIOR:	Brick, Vinyl siding.
INTERIOR:	Drywall.
PARKING:	Double wide private paved driveway.
GARAGE:	1.5 wide attached garage with man doors on front and back.

LOT SIZE:	66.11' x 101.14' (Geowarehouse).
ZONING:	R1
TAXES:	\$3,972.41 (2024)
ROLL # / PIN #:	110401006002300 / 451310793
HEATING:	Forced air natural gas, gas fireplace in basement family room.
COOLING:	Central air conditioning.
COSTS:	Natural gas - \$1,300/yr., Hydro- \$1,300/yr., Water/sewer - \$900/yr.
RENTALS:	Hot water tank (Reliance) - \$22.19/mo.
WATER / WASTE:	Municipal.
HOME INSPECTION:	Full version available at: <a href="http://www.gogordons.com">www.gogordons.com</a>
LOT DESCRIPTION:	Mature lot, landscaped, sloping, fully fenced rear yard, large rear deck, garden shed.
INCLUSIONS:	Fridge (2), stove, dishwasher, washer, dryer, garden shed, garage door opener, sump pump, central vacuum.
FIXTURES EXCLUDED:	None.
SUGGESTED DEPOSIT:	\$20,000
SUGGESTED CLOSING:	Immediate.

## Visit Website:

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