



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 this beautifully appointed 3-bedroom, 2.5-bathroom home that perfectly blends style and functionality. Nestled in a quiet cul-de-sac on a pie-shaped lot with an oversized deck, interlock patio, and private rear yard, this turn key property is ready to welcome you with no additional effort required. Seller upgrades include garage door (2025), roof (2024), custom kitchen - cabinets, counters, sink, backsplash, and appliances (2018), all three bathrooms (2016), basement rec room and laundry (2016), and exterior pot lights (2016).

The bright main floor offers a warm and inviting atmosphere, featuring a tiled foyer with entry closet, 2-pc powder room, oak floors in the kitchen and dining, and tiled floors in the fully renovated kitchen with maple cabinetry, granite countertops, an undermount sink, and under-cabinet lighting. Patio doors lead to the 24' x 11' deck with natural gas hook-up overlooking the private, pie-shaped rear yard. Carpeted stairs with oak landings provide a seamless transition to the upper level and lower levels.

On the second floor, you'll find a spacious primary bedroom with an oversized closet, along with a luxurious 4-pc bathroom. This bathroom features porcelain flooring, an oversized vanity with granite countertops and an undermount sink, and a tub/shower with a tile surround and built-in shower niche. Oak flooring continues in the primary bedroom and landing, while the 2nd and 3rd bedrooms have durable laminate flooring, large closets, and bright west-facing windows that let in plenty of natural light. A convenient linen closet completes this level, offering additional storage.

The finished walkout basement is an entertainer's dream, with pot lights, crown moulding, laminate flooring, a 3-pc bathroom for added convenience. The spacious laundry/utility room features a large window, sink, cabinetry with counters, and side-by-side washer and dryer. A walkout door from the rec room brightens

the space and leads to the backyard, allowing easy access to outdoor living with a 21' x 10' interlock patio, covered hot tub, and private yard.

This exceptional property offers the perfect combination of luxury, space, and comfort. Don't miss your chance to call this incredible house your home!

Property Details

ADDRESS: 36 Richdale Crt, Kingston, ON, K7K 6N2
LEGAL DESCRIPTION: PT LT 6, PL 1892, PT 1, 13R6974;
PITTSBURGH

SQ. FT:	1223 AG (1782 with walkout basement)
BEDROOMS:	3
BATHS:	2.5 (2pc main, 4pc upstairs, 3pc basement)
LAUNDRY:	Second Floor
BASEMENT:	Finished walkout basement (2016)
AGE:	1987
ELECTRICAL:	100 amp (copper)
ROOF:	Asphalt Shingles (2024)
FOUNDATION:	Concrete block
FLOORS:	Hardwood, porcelain, ceramic, laminate
EXTERIOR:	Brick and aluminum siding
DECK:	24' x 11' with natural gas bbq
PATIO:	21' x 10' Interlock patio with hot tub
PARKING:	Double wide driveway (4+ cars)

GARAGE:	Attached one car (insulated and boarded)
LOT SIZE:	29.05' x 106.9' (pie shaped - 61.8' at rear)
ZONING:	UR2 Residential
TAXES:	\$3618.10 (2024)
ROLL #:	1011 090 090 10925 0000
PIN #:	363380087
HEATING:	Lennox forced air gas (2009)
COOLING:	Lennox central air (2009)
RENTALS:	HWT (Reliance)
WATER:	Municipal
WASTE:	Municipal
WATER/SEWER:	\$75/month
NATURAL GAS:	\$85/month
HYDRO:	\$140/month
LOT DESCRIPTION:	Pie-shape and gently sloping providing walkout basement to a large rear yard
HOME INSPECTION:	Available
CHATELS INCLUDED:	Fridge, Stove, OTR Microwave, Dishwasher, Washer, Dryer, Hot tub, Gazebo, TV Wall Mount and Speaker
FIXTURES EXCLUDED:	Blackout curtains in kids bedrooms, TV
SUGGESTED DEPOSIT:	\$20,000
SUGGESTED CLOSING:	Flexible