

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 to learn more about this valuable service.

Thank you for your interest in this property.

Property Information

This 15th floor water view Harbour Place condo unit offers one of the best vantage points that Kingston has to offer and must be viewed in person to truly appreciate. Looking across Kingston's Harbour and RMC, Confederation Basin, and overlooking City Hall and Kingston's skyline, this exposure offers the best in both city and water views.

With this 1831+/- sq. ft. unit, you can have the convenience of downtown living without compromising on space or budget. It is move-in ready with many updates including refinished hardwood floors throughout the hallways, newer carpets in bedrooms, reglazed bathtub, newer toilet, newer shower heads, and stainless steel kitchen appliances. It also features many other great add-ons over time such as the custom built-ins that bookend the electric fireplace in the living room (formerly wood), custom corner cabinets in the den, as well as work and storage space in the office.

This unit offers everything that you would want in main floor living. It features a primary bedroom with water and downtown views, walk-in closet, ensuite, second bedroom with walk-in closet, second full bathroom, separate dining room, kitchen, living/great room overlooking the historic downtown and waterfront, laundry room with washer, dryer, and cabinets, a separate storage room, linen and pantry closets, and foyer with entry closet. All of this coupled with the amenities associated with luxury condo living including underground parking, indoor pool, sauna, gym, driving range, squash court, car wash, electric vehicle charging, party room, hobby room, horticultural room, and more!

If you are looking for a lifestyle change whether it be parking the car and walking to restaurants, shops, and entertainment, or locking the door and travelling hassle-free, this unit offers great opportunity.

Property Details

ADDRESS: 1505-185 Ontario St, Kingston, ON, K7L 2Y7

TYPE: Condominium apartment

LEGAL DESCRIPTION: See Schedule B

SQ. FT:	1,831 (as per MPAC)
BEDROOMS:	2 + Den
BATHS:	2 (4-pc ensuite, 4-pc main)
LAUNDRY:	Full laundry room with cabinets
AGE:	1980 (43)
FLOORS:	Hardwood, ceramic tile, carpet, vinyl
PARKING:	1505 (2 deeded spaces)
GARAGE:	Underground – access at basement level
TAXES:	\$8,266.99 (2024)
CONDO FEES:	\$1,696.29 (Monthly)
MANAGEMENT CO:	Bendale Property Management
STORAGE UNIT:	Exclusive locker E11 and in-unit storage
PET FRIENDLY:	Yes, see rules and regulations
ROLL #:	101101012102115
PIN #:	367100116
HIGH SPEED INTERNET:	Available
HEATING:	Forced Air Gas
COOLING:	Central A/C
RENTALS:	None
WATER:	Municipal

WASTE:	Municipal
STATUS CERTIFICATE:	Available upon request
AMENITIES:	Underground parking, indoor pool, sauna, gym, driving range, squash court, car wash, party room, hobby room, horticultural room
CONDO FEE INCLUDES:	Building Maintenance, Central Air Conditioning, Common Elements, Ground Maintenance/Landscaping, Heat, Hydro, Natural Gas, Private Garbage Removal, Snow Removal, Utilities, Water, Water Heater
CHATELS INCLUDED:	Fridge, stove, dishwasher, washer, dryer, laundry room fridge, office desk
FIXTURES EXCLUDED:	None
SUGGESTED DEPOSIT:	\$50,000
SUGGESTED CLOSING:	Immediate

Visit Website:

- Status Certificate
- Schedule B
- Floor Plans
- Virtual Tour