



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 888 Ringstead Street, a charming bungalow nestled in the coveted Henderson Place neighborhood. This meticulously maintained home combines comfort and convenience, featuring an attached single-car garage and a welcoming entrance with a stone walkway, stairs, and beautifully landscaped perennial gardens.

Inside, the main level offers two spacious bedrooms and 2 bathrooms, including a primary bedroom with a walk-in closet and 3-piece ensuite with a walk-in shower, vanity with granite top, and above-sink cabinetry. The open-concept dining and living area, with vaulted ceilings, is bathed in natural light, creating a bright and airy ambiance. The adjoining kitchen is thoughtfully designed with herringbone tile floors, wood cabinetry, granite countertops, and a breakfast nook that leads to a private inviting backyard.

The lower level features a cozy rec room with a gas fireplace, a third bedroom, 3-piece bathroom, and space for work or exercise. Outside, the backyard is a tranquil oasis with an inviting deck, stone patio with water feature, and meticulously landscaped gardens filled with mature trees and perennial blooms. A shed provides additional storage for gardening essentials.

Conveniently located near a golf course, parks, schools, and shopping, 888 Ringstead Street offers a perfect blend of comfort and accessibility. Don't miss your chance to make this delightful property your new home!

Property Details

ADDRESS: 888 Ringstead St, Kingston, K7M9A3

TYPE: SINGLE FAMILY RESIDENTIAL

LEGAL DESCRIPTION: PT LT 85, PL 1965, PT 55, 13R13649;
S/T RP 285; KINGSTON TOWNSHIP

SQ. FT:	1,447' above grade, 1,447 below grade (MPAC).
BEDROOMS:	3.
BATHS:	3; 3pc - main level, 3pc - en-suite in Primary bedroom, 3pc - basement.
LAUNDRY:	Main level.
BASEMENT:	Fully finished with rec room, gas fireplace, sump pump, workshop/utility/exercise room.
AGE:	5676 (26 years).
ELECTRICAL:	100 amp-breaker panel.
ROOF:	Asphalt Shingles (Lifetime warranty) 2015.
FOUNDATION:	Concrete Block.
FLOORS:	Ceramic, Carpet, Vinyl.
CEILINGS:	Drywall, Stucco, Vaulted in Dining room, Livingroom.
WINDOWS:	Vinyl.
EXTERIOR:	Brick, Vinyl siding.
INTERIOR:	Vaulted ceilings, carpet, laminate, ceramic.
PARKING:	Double wide paved driveway.
GARAGE:	Attached Insulated single car garage with interior access, EGDO and storage.
LOT SIZE:	40.00' x 130.14' (Geowarehouse)
ZONING:	UR3

TAXES:	\$5676.00 (2024)
ROLL # PIN #:	101108012312226 / 361120106
HEATING:	High efficiency gas furnace with life breathe air exchanger and ecobee thermostat (2012)
MONTHLY COSTS:	Hydro \$112, Gas \$116.00, Water/Sewer \$90.00
COOLING:	Central air conditioning.
RENTALS:	None.
WATER/WASTE:	Municipal.
HOME INSPECTION:	Visit www.gogordons.com
LOT DESCRIPTION:	Level, partially fenced backyard, composite deck with aluminum railings, garden shed with additional storage unit, Mature trees, Landscaped, stone patio area with pond/fountain.
CHATELS INCLUDED:	Fridge, Stove, Dishwasher, Washer, Dryer, Bar fridge, motorized blinds in primary bedroom, Gas BBQ, Pool table, 80" wall mounted TV, Garden Furniture.
FIXTURES EXCLUDED:	Fridge/Freezer Dual unit
SUGGESTED DEPOSIT:	\$20,000
SUGGESTED CLOSING:	60 + Days

Visit Website:

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