



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 1170 Andersen Drive, a charming 2-bedroom, 2-bathroom bungalow ideally situated in the serene and sought after community of Walnut Grove in Kingston. This adult lifestyle community features ample shared greenspace and a bustling community centre which is a hub for social activity and is accessible to each homeowner in the community. The residents of Walnut grove take pride in their homes and community and each is meticulously maintained to community standards ensuring a peaceful and fulfilling existence in this beautiful neighbourhood.

Built in 2005, this well-maintained 1,340 sq ft home offers spacious living with a bright, open-concept design that lets natural light flow throughout. The primary bedroom features a walk-in closet and a luxurious 4-piece ensuite, while the second bedroom is conveniently located near a 3-piece bathroom, providing privacy and comfort. The living room is perfect for relaxation and entertaining, and the well-appointed eat-in kitchen combines both functionality and style. There's ample space for a formal dining area, and patio doors lead to a lovely deck that overlooks a beautifully landscaped backyard with direct access to a walking trail.

The lower level offers a blank canvas, with a roughed-in bathroom and potential for a family or hobby room, additional bedroom, and storage. For added convenience, the home includes main-floor laundry and inside access to a single-car garage.

1170 Andersen Drive is a wonderful opportunity to own a well-cared-for home that perfectly blends comfort, convenience, and functionality in a desirable location. Don't miss the chance to make this delightful bungalow your own.

Property Details

ADDRESS: 1170 Andersen Drive, Kingston ON K7P 3H8

TYPE: Single Family Detached Bungalow

LEGAL DESCRIPTION: PT BLK 4, PL 13M39, PT 2, 13R17323;
KINGSTON TOWNSHIP/KINGSTON

SQ. FT:	1,340 above grade, 1,340 below grade (MPAC).
BEDROOMS:	2; Main floor, primary with ensuite 4-piece bath and walk in closet.
BATHS:	2; Main floor, primary ensuite 4-piece, second bathroom 3-piece.
LAUNDRY:	Main floor laundry.
BASEMENT:	Full unfinished with laundry tub.
AGE:	19 years, 2005 (MPAC)
ELECTRICAL:	100 AMP breaker panel.
ROOF:	Asphalt shingles.
FOUNDATION:	Concrete.
FLOORS:	Ceramic tile, carpet, vinyl roll.
CEILINGS:	Drywall textured.
WINDOWS:	Vinyl.
EXTERIOR:	Brick.
INTERIOR:	Drywall.
PARKING:	Single wide drive asphalt 2 Car.
GARAGE:	Attached inside entry 1 car, attic access.
LOT SIZE:	102.43' x 40.86' - 4,176.39 Sqft. (Geowarehouse)
ZONING:	UR3B

TAXES:	\$4,485.32
ROLL # / PIN #	101108019000474 / 360861610
HEATING:	Forced air natural gas.
COOLING:	Central A/C.
COSTS:	Hydro: \$80.00 Natural Gas: \$100.00 Electricity: \$75.00
RENTALS:	None.
WATER:	Municipal.
WASTE:	Municipal.
NEIGHBOURHOOD ASSOCIATION:	Walnut Grove Estates - \$655/yr (2025). Association information available here: https://walnutgrovekingston.ca/index.php/about
HOME INSPECTION:	Full version available at: www.gogordons.com
LOT DESCRIPTION:	Landscaped, walking trail access, across from park.
INCLUSIONS:	Stove, fridge, dishwasher, dryer and washer.
FIXTURES EXCLUDED:	None.
SUGGESTED DEPOSIT:	\$20,000.00
SUGGESTED CLOSING:	Immediate.

Visit Website:

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