



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

Nestled in Kingston's sought-after west end, 899 Rowantree Crescent is a charming detached home that exudes warmth and character.

Located on a quiet, family-friendly street, this property boasts a mature, landscaped corner lot enclosed by beautiful Wrought Iron fencing and an attached single-car garage with convenient inside entry.

Inside, the main floor offers a well-appointed kitchen, perfect for culinary endeavors, alongside two generous-sized bedrooms. The primary bedroom is a peaceful retreat with a 4-piece ensuite bath and a spacious walk-in closet. The dining room overlooks a sunken living room, featuring a cozy wood-burning fireplace and a walkout to the inviting three-season sunroom and deck, ideal for relaxation.

The finished basement adds versatility with two large bedrooms, an oversized office space, ample storage, and a combined laundry/utility room. This home is a perfect blend of comfort and functionality, offering a serene lifestyle in a desirable neighborhood.

Property Details

ADDRESS: 899 Rownatree Crescent, Kingston, On. K7P1P6

TYPE: Detached single family residential.

LEGAL DESCRIPTION: BLK 149, PL 1862; BLK 43, PL 1833 ;
KINGSTON TOWNSHIP

SQ. FT:	1,277 above grade, 1,277 below grade.
BEDROOMS:	4; 2 on main floor – Primary features walk-in closet and ensuite bath, 2 + office space in basement level.
BATHS:	2; 4 piece on main floor, 4 piece ensuite in primary bed.
LAUNDRY:	Laundry room in basement.
BASEMENT:	Full, fully finished.
AGE:	42 years (1982).
ELECTRICAL:	100 amp breaker panel.
ROOF:	Asphalt shingles.
FOUNDATION:	Concrete.
FLOORS:	Vinyl, carpet, concrete.
CEILINGS:	Drywall.
WINDOWS:	Vinyl.
EXTERIOR:	Brick, aluminum siding.
INTERIOR:	Drywall.
PARKING:	Single wide paver driveway.
GARAGE:	Attached single wide garage with inside entry.
LOT SIZE:	72.20' X 127.71' – 8,815.63 square feet (Geowarehouse).

ZONING:	UR2
TAXES:	\$4204.99 (2024).
ROLL #:	101108017748010
PIN #:	360980020
HIGH SPEED INTERNET:	Available.
HEATING:	Forced air natural gas, baseboard electric.
COOLING:	Central air conditioning.
RENTALS:	Water heater (Reliance).
WATER:	Municipal.
WASTE:	Municipal.
HOME INSPECTION:	Full version available at: www.gogordons.com
LOT DESCRIPTION:	Mature lot, landscaped, corner lot.
INCLUSIONS:	Fridge, stove, dishwasher, washer, dryer.
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