

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](http://www.gogordons.com) to learn more about this valuable service.

Thank you for your interest in this property.

# Property Information

Situated within Kingston's charming downtown core, this condominium in the prestigious "Landmark" offers a rare opportunity to experience urban living with unparalleled views of the water.

Boasting a thoughtful design that optimizes both comfort and style this unit offers captivating water views from nearly every room. With over 1300 sq ft of interior living space, 2 bedrooms, a den/office, 2 4-pc bathrooms, in-unit laundry, in-unit and locker storage, a private waterfront balcony, third level living for easy use of stairs and improved emergency exit, and a parking space beside the elevator, this unit caters to modern living.

The semi-open layout seamlessly integrates the kitchen, living, and dining areas, with patio doors and expansive windows that frame panoramic views of the water. Light oak hardwood floors grace the living/dining and hallway spaces, filling the interior with warmth and elegance, while plush carpeting enhances comfort in the bedrooms. Coupling form and function, the bathrooms, kitchen, and storage area feature tiled floors. Additionally the den/office space features French doors that allow privacy while maintaining connectivity and bringing natural light throughout.

The well designed kitchen includes wood cabinets, under cabinet lighting, granite countertops with passthrough and bar top, a beautiful oversized stainless steel undermount double farm sink, tiled backsplash, and water views from the sink and prep space. The dining room and primary bedrooms both feature custom cabinetry with granite countertops and expansive water views. Additionally, both bathrooms have matching custom vanities to maximize

storage space, accompanying matching mirrors, stone countertops, and vessel sinks as well as tiled tub/shower surrounds.

The Eastern exposure ensures that you'll start each day with breathtaking sunrises, while the convenience of downtown living means that shops, restaurants, and entertainment are just steps away.

Schedule your private tour today!

# Property Details

**ADDRESS:** 306 - 165 Ontario Street, Kingston, ON

SQ. FT:	1308 (as per plans)
BEDROOMS:	2 + Den
BATHS:	2 (4-pc ensuite and 4-pc main)
LAUNDRY:	In-suite laundry
AGE:	1981 (43 years)
FLOORS:	Oak hardwood (living/dining and hall), carpet (bedrooms), tile (kitchen, bathrooms, storage room)
WINDOWS:	Large waterfront windows and patio doors
EXTERIOR:	Large private waterfront balcony(115 sq ft)
GARAGE:	Underground parking garage
PARKING:	Deeded space 41 (beside the elevators)
TAXES:	\$6306.33 (2024)
CONDO FEES:	\$1223.61 (include utilities)

MANAGEMENT CO:	Bendale Property Management
STORAGE:	In unit and locker 4 in storage room 2
PET FRIENDLY:	Yes
ROLL #:	101101012100509
PIN #:	367110011
HEATING:	Forced air
COOLING:	Central air
RENTALS:	None
WATER/WASTE:	Municipal
STATUS CERTIFICATE:	Available upon request (April 4th)
AMENITIES:	Indoor pool, sauna, hot tub, party room, exercise room, games room, second floor roof patio, parking garage, car wash
CONDO FEE INCLUDES:	Heat, air conditioning, hydro, water/sewer, building maintenance, building insurance, common elements
CHATELS INCLUDED:	Fridge, Stove, Dishwasher, Washer, Dryer, Hood fan, Built-in cabinetry
FIXTURES EXCLUDED:	None
SUGGESTED DEPOSIT:	\$20,000
SUGGESTED CLOSING:	Flexible (immediate available)

## Visit Website:

- Status Certificate
- Floor Plans
- Virtual Tour