



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

Welcome to 210 Phillips Street, a spacious two-story brick home brimming with mid-century charm in one of Kingston's most desirable neighborhoods. Nestled on a quiet, family-friendly street, this property boasts proximity to top-rated schools and essential amenities, making it an ideal setting for both families and professionals.

As you step inside, you'll be greeted by a bright, inviting living room featuring a large picture window and a cozy stone fireplace—perfect for gatherings or quiet evenings. The functional kitchen which offers ample workspace for preparing meals. Completing the first floor is a well-appointed four-piece bathroom and a generously sized bedroom.

Upstairs, you'll find four spacious bedrooms, each offering plenty of closet space, and a second four-piece bathroom. An additional den provides the perfect spot for a home office or reading nook. The finished basement adds to the home's appeal with a large recreation room complete with a dry bar and brick fireplace, offering a fantastic space for entertaining or relaxing. The basement also includes a cold storage room, laundry area, additional storage, and a versatile hobby room.

Outside, the attached single vehicle garage also includes a workshop, ideal for DIY projects. The private, fenced rear yard provides a peaceful retreat for outdoor activities or quiet relaxation.

With original wood features and thoughtful design, this home is a true gem waiting to welcome its next owners.

# Property Details

**ADDRESS:** 210 Phillips St, Kingston, K7M3A1

**TYPE:** Single family detached residential

**LEGAL DESCRIPTION:** LT 39, PL 378 ; KINGSTON

SQ. FT:	2,422 Above grade, 1,402 Below grade (MPAC).
BEDROOMS:	5; 1 on main floor, 4 on second floor. Den on second floor.
BATHS:	2; 4 Piece on main floor, 4 piece on second floor.
LAUNDRY:	Laundry room in basement.
BASEMENT:	Full, partially finished – recreation room with dry bar and stone fireplace, hobby room, cold storage room, additional storage space.
AGE:	72 years – 1952 (MPAC).
ELECTRICAL:	100 AMP breaker panel.
ROOF:	Asphalt shingles.
FOUNDATION:	Concrete.
FLOORS:	Hardwood, carpet, vinyl, cement.
CEILINGS:	Plaster.
WINDOWS:	Wood.
EXTERIOR:	Brick, stucco.
INTERIOR:	Plaster.
PARKING:	Single wide private driveway with additional parking at top.
GARAGE:	Single car garage. Workshop off of garage.

LOT SIZE:	75.10' x 165' (MPAC).
ZONING:	UR7
TAXES:	\$5,632.40 (2024).
ROLL #:	101106009006100
PIN #:	360750118
HIGH SPEED INTERNET:	Available.
HEATING:	Natural gas hot water.
COOLING:	Central Airconditioning.
ANNUAL COSTS:	Water/sewer - \$695, Gas - \$1,100, hydro - \$1,200.
RENTALS:	None.
WATER/WASTE:	Municipal.
LOT DESCRIPTION:	Mature lot, fenced in rear yard, family friendly neighbourhood.
INCLUSIONS:	Fridge, stove, washer, dryer, 2 stand up freezers and additional fridge in basement.
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