

Property Information

Welcome to 977 Rainbow Crescent, located in the esteemed Greenwood Park subdivision. Nestled just 3 miles northeast of downtown Kingston, this neighborhood offers the perfect blend of tranquility and convenience, with easy access to all amenities.

This charming 2-storey residence is approximately 1,759 +/- square feet with a single attached garage and a covered front porch, adding to its curb appeal. Meticulously maintained and updated over the years, this home offers a functional floor plan with undeniable aesthetic appeal.

Upon entering, you're greeted by a welcoming foyer with garage access, a den, and a convenient 2-piece washroom. The kitchen is a chef's delight, featuring a center island, pull-out drawers, granite countertops, and shaker style cabinetry with pantry and pull-outs ensures ample storage space. The open living/dining area is adorned with vaulted ceilings and hardwood floors and a cozy gas fireplace encased with a mantle in the living room. A rear walk-out from the dining room extends the living space outdoors.

Ascending the hardwood staircase to the second floor, you'll find a well-appointed 4-piece bathroom and three spacious bedrooms. The primary bedroom is a retreat, boasting double closets and a vaulted ceiling over three large windows, flooding the room with natural light.

The full basement awaits your personal touch, offering ample space for future development, along with storage and laundry facilities. Some partition framing is already in place, providing a head start on customization.

Outside, the fully fenced rear yard is a private oasis, complete with two side entrances, two-tier decking, landscaped gardens, and a

mature tree providing shade. A metal gazebo and garden shed add to the appeal of the outdoor space, perfect for entertaining or relaxing in peace.

Situated in a peaceful neighborhood, close to transit, schools, and amenities, 977 Rainbow Crescent offers the ideal blend of comfort and convenience. Don't miss your chance to make this delightful property your new home.

Property Details

LEGAL DESCRIPTION: Lot 101, Plan 13M-25, Kingston

SQ. FT:	1,338' above grade, 706' below grade (MPAC)
BEDROOMS:	3; 3 on second floor.
BATHS:	2; 2 -pc main floor, 4 -pc second floor.
LAUNDRY:	Basement.
BASEMENT:	Full, unfinished.
AGE:	2002 (22 years old).
ELECTRICAL:	100-amp breaker panel.
ROOF:	Asphalt Shingles.
FOUNDATION:	Poured concrete.
FLOORS:	Hardwood, Ceramic, Vinyl.
CEILINGS:	Drywall.
WINDOWS:	PVC Thermal Glazed.
EXTERIOR:	Brick and Vinyl Siding.
INTERIOR:	Drywall.
PARKING:	Single wide driveway
LOT SIZE:	36.09' x 101.70'.

GARAGE:	Attached -single car.
ZONING:	R5-3
TAXES:	\$4,000.39 (2024).
ROLL # / PIN #:	101109009310100 / 363390714
HEATING:	Forced air gas.
FIREPLACE:	1; Gas.
COOLING:	Central Air Conditioning (updated unit Aug 2024)
COSTS:	Hydro (\$100/mth) utilities(\$110/mth).
RENTALS:	Hot Water Tank (\$37.28/mth)
WATER/WASTE:	Municipal.
LOT DESCRIPTION:	Mature lot, landscaped, fully fenced.
INCLUSIONS:	Fridge, stove, dishwasher, microwave, washer, dryer.
FIXTURES EXCLUDED:	None.
SUGGESTED DEPOSIT:	\$20,000.
SUGGESTED CLOSING:	Immediate.

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