



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 55 Robert Wallace Drive, a charming mid-century brick bungalow nestled on a corner lot in a sought-after, family-friendly neighborhood in Kingston. This delightful home merges timeless appeal with modern comforts, presenting a unique opportunity for both comfort and convenience.

As you approach, the first thing you'll notice is the meticulous landscaping, highlighting the home's curb appeal and setting the stage for the serene private backyard. Here, a fenced-in area boasts raised vegetable gardens, perfect for those with a green thumb or anyone looking to start a sustainable lifestyle.

Step inside to discover a beautifully maintained interior brimming with upgrades. The main floor is characterized by gleaming hardwood and upscale tile flooring. The living and dining areas are united in an open concept space, anchored by a cozy gas fireplace, making it an ideal spot for relaxation or hosting gatherings. Large windows bathe the space in natural light, enhancing the warm and welcoming atmosphere.

The heart of this home is undoubtedly the kitchen, which has been thoughtfully updated to feature a modern aesthetic. High-end fixtures and state-of-the-art appliances make it a chef's dream, while the layout maximizes both style and functionality.

Accommodations include two main floor bedrooms designed to offer a personal retreat for rest and rejuvenation. Convenient main floor laundry and a pristine

4-piece bathroom add to the practical aspects of the home.

Completing this property is a full basement, offering vast potential for development. Whether you envision a home theater, a playroom, or additional bedrooms, the space is a blank canvas waiting to be transformed.

This home represents a perfect blend of classic architecture and modern living, making it an ideal choice for anyone looking to settle in a vibrant Kingston neighborhood. Whether you're a first-time homebuyer or looking to downsize, 55 Robert Wallace Drive offers a perfect blend of charm, function, and potential.

Property Details

ADDRESS: 55 Robert Wallace Drive Kingston, On. K7M1X7

TYPE: Single family residential

LEGAL DESCRIPTION: LT 26 PL 754; S/T FR100543 KINGSTON

SQ. FT:	1,140 above grade, 1,182 below grade (MPAC)
BEDROOMS:	2 on main floor.
BATHS:	1; 4 piece bath on main floor.
LAUNDRY:	Main floor laundry in second bedroom, available basement laundry hook ups.
BASEMENT:	Full, unfinished.
AGE:	65 Years (1959).
ELECTRICAL:	100 amp breaker panel.
ROOF:	Asphalt shingles (2018).
FOUNDATION:	Concrete block.

FLOORS:	Hardwood, ceramic, cement.
EXTERIOR:	Brick, vinyl windows
PARKING:	Double wide private driveway.
GARAGE:	1.5 wide attached garage.
LOT SIZE:	53.36' x 116.65'
ZONING:	UR7
TAXES:	\$4276.04 (2023).
ROLL #:	101107016013700
PIN #:	360070120
HEATING:	Forced air natural gas (2019).
COOLING:	Central Air conditioning.
COSTS:	Hydro- \$1,400/yr., Natural gas - \$900/yr., Water/sewer - \$980/yr.
RENTALS:	None.
WATER:	Municipal. – New hot water heater in 2023.
LOT DESCRIPTION:	Corner lot, mature greenery, landscaped, partially fenced.
INCLUSIONS:	Fridge, stove, dishwasher, washer, dryer.
FIXTURES EXCLUDED:	None
SUGGESTED DEPOSIT:	5% of purchase price.
SUGGESTED CLOSING:	Immediate.

Visit Website:

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