



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 1037 Lawton Place, a charming backsplit home nestled on a mature lot in a serene cul-de-sac within one of Kingston's most desirable west-end neighborhoods.

This inviting residence offers an attached single-car garage with convenient inside entry, ensuring ease of access and comfort. The main floor boasts a spacious living room, a formal dining room perfect for gatherings, and a well-appointed kitchen designed for both functionality and style.

The upper level features three generously sized bedrooms, providing ample space for family or guests, along with an extra-large four-piece bathroom complete with a double vanity, offering a touch of luxury. The first basement level is a true retreat, featuring a large recreation room with a cozy wood-burning fireplace, a dry bar for entertaining, and a walk-up to a private side courtyard, ideal for relaxing or outdoor dining.

The lower basement level expands the living space with an additional finished room, a full workshop space, two storage rooms, and a large laundry/utility room with abundant closet space. The private, fenced rear yard provides a peaceful outdoor escape, perfect for enjoying the tranquil surroundings of this wonderful neighborhood.

Property Details

ADDRESS: 1037 Lawton Place, Kingston, On. K7P1M2

TYPE: Single family residential

LEGAL DESCRIPTION: LT 62, PL1754 ; KINGSTON TOWNSHIP

BEDROOMS:	3 on upper level
BATHS:	2; 4 piece main bath on upper level, 3 piece bath on lower level.
LAUNDRY:	Laundry room in basement
BASEMENT:	Split level, fully finished, walk-up, development potential
AGE:	43 years (1981)
ELECTRICAL:	200 amp breaker panel
ROOF:	Asphalt shingles
FOUNDATION:	Concrete
FLOORS:	Laminate, carpet, vinyl, cement
CEILINGS:	Drywall, suspended ceiling
WINDOWS:	Vinyl, wood.
EXTERIOR:	Brick, Vinyl siding
INTERIOR:	Drywall, wood
FIREPLACE:	Gas insert fireplace.
PARKING:	Private driveway with parking for 4 vehicles.
GARAGE:	Attached 1.5 vehicle wide garage.
LOT SIZE:	50.30' X 112.14' – 5,488.56 square feet (Geowarehouse)

ZONING:	UR1.A
TAXES:	\$4639.51 (2024)
ROLL #:	101108017728900
PIN #:	360970199
HIGH SPEED INTERNET:	Available
HEATING:	Forced air natural gas
COOLING:	Central Air conditioning
COSTS:	Hydro - \$1,000/yr., Gas - \$1,700/yr., Water/sewer - \$840/yr.
RENTALS:	Water heater (Reliance) - \$24.11/mo.
WATER:	Municipal
WASTE:	Municipal
HOME INSPECTION:	Full version available at: www.gogordons.com
LOT DESCRIPTION:	Mature lot, landscaped, fenced private yard, on cul-de-sac.
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