



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 2576 Kepler Road, where timeless charm meets modern comfort on a picturesque corner lot surrounded by lilacs. Built in 1871, this century home spans approximately 2,228 sqft +/- across two levels, with 3 bedrooms and 2 bathrooms.

The main level features in-floor heating and a welcoming open-concept country kitchen, highlighted by a cozy gas fireplace and lovely pine floors. The living room showcases exposed log walls and a decorative fireplace, while a versatile flex space serves as a potential main floor primary bedroom or study, complete with built-in shelving. Enjoy serene moments in the enclosed sunroom or utilize the well-appointed mudroom with built-in cabinetry for optimal organization. The main floor bathroom boasts a classic clawfoot bathtub for added charm.

Outside, a detached oversized garage provides ample space for vehicles, complemented by two additional storage sheds, offering extensive storage solutions. The original Little Rock sitting area at the back enhances the property's historic character.

Located just 2 minutes from the Limestone Creamery and approximately 15 minutes from Kingston on well-maintained roads, this home ensures a convenient commute and access to all amenities while maintaining a tranquil rural setting.

Recent updates include the installation of a new septic system completed in July 2024

Property Details

ADDRESS: 2576 Kepler Road, Elginburg, ON K0H 1M0

TYPE: Detached, 1.5 storey

LEGAL DESCRIPTION: PT LT 11 CON 7 KINGSTON PT 1,
13R16288; KINGSTON

SQ. FT:	2,228 +/- sq.ft. as per floor plans provided- interior measurements (above ground)
BEDROOMS:	3
BATHS:	2; 1 3pc main level with clawfoot bathtub, 1 3pc with walk in shower on the second level
LAUNDRY:	Main floor laundry located in closet in main floor bathroom
BASEMENT:	None
AGE:	1871 (153 years old)
ELECTRICAL:	100 Amp Breakers
ROOF:	Asphalt Shingles (approx. 5 years old)
FOUNDATION:	Slab on grade
FLOORS:	Pine, hardwood, carpet, in floor heating on main level
CEILINGS:	Drywall, Beamed
WINDOWS:	Wood, vinyl
EXTERIOR:	Log wrapped in vinyl
INTERIOR:	Drywall, exposed log
PARKING:	Double wide driveway with asphalt paving by the garage and gravel towards the road
GARAGE:	Oversized 2 car garage with attached storage

LOT SIZE:	148.33 x 120.4 x 139.28 x 150.04 irregular
ZONING:	RUR
TAXES:	\$3,672.36 (2024)
ROLL #:	101108024015300
PIN #:	361330279
HEATING:	Propane boiler, in floor, electric baseboard (second floor)
FIREPLACE:	2; propane (living room decorative)
COOLING:	None
RENTALS:	Propane tanks
WATER:	Dug well (can occasionally run dry in times of drought) UV light (Bulb July 2024)
WASTE:	Septic (new septic installed July 2024)
HOME INSPECTION:	Full version available at www.gogordons.com
LOT DESCRIPTION:	Landscaped
CHATELS INCLUDED:	Fridge, stove, dishwasher, overrange microwave (all "as is"), window coverings, egdo's
FIXTURES EXCLUDED:	None
SUGGESTED DEPOSIT:	\$25,000
SUGGESTED CLOSING:	Immediate

Visit Website:

- Full Home, Septic & Well Inspection Report
- Full Zoning Provisions & Property Video
- Schedule B
- Floor Plans & Virtual Tour