

Property Information

Welcome to 895 Percy Crescent. This exceptional 5 bedroom luxury residence, constructed in 1975, spans approximately 2,762 sq. ft. and features a timeless center hall design with a circular oak staircase.

On the main level, you'll find a formal living room, a separate dining room with a butler's pantry, and a spacious eat-in kitchen. Adjacent to the kitchen is a convenient back hallway leading to the garage, laundry facilities, and a 2-piece powder room. The sunken family room boasts a wall-to-wall stone wood-burning fireplace and opens onto a large deck overlooking the inviting inground pool.

Upstairs, the second level hosts a generously sized primary bedroom with a separate cedar closet, walk-in closet/dressing room, linen shelves, and an ensuite bathroom. Additionally, there are four more bedrooms sharing a well-appointed 6-piece bathroom equipped with two vanities, a bidet, a toilet, and a soaker tub/shower combination. One of the bedrooms has a door leading to a deck where you can sit and enjoy watching the boats on Lake Ontario.

The finished basement features two cold rooms, a spacious recreation room, an office with a separate outside entrance, a workshop, and a sauna with a separate shower—perfect for unwinding before a leisurely swim in the 32' x 16' pool.

Situated on a large pie-shaped lot, the property is beautifully landscaped with gardens, an inground pool, and a deck with an awning, offering seasonal views of Lake Ontario. A cement patio on the east side of the house is a great spot for family BBQ's. Recent upgrades include a new garage door (2024), a heat pump and A/C (March 2023), and a heavy-duty pool liner and lock (2023), a heavy duty winter pool cover (2023). Additional improvements include

waterproof vinyl flooring on the end-storey deck (2020), a new roof replacement (2024) with a 50-year guarantee on the shingles, a new awning (2022), new insulation in the attic (2024), a furnace installed approximately 5 years ago.

Located close to schools, Lemoine's Point Conservation Area, Landings Golf Course, and Royal Kingston Curling Club. A short direct drive will take you to Saint Lawrence College, Queens University, KGH, and historic downtown Kingston, which has many shops and restaurants. Don't miss this unique opportunity to enjoy this lovely home.

Property Details

ADDRESS: 895 PERCY CRESCENT, KINGSTON, ON, K7M 4P3

TYPE: Detached 2 Storey

LEGAL DESCRIPTION: LT 4, PL 1576; S/T UNREGISTERED HYDRO EASEMENT; S/T FR209550, FR218717, RP285 KINGSTON TOWNSHIP

SQ. FT:	2,762 +/- sq. ft. as per MPAC
BEDROOMS:	5
BATHS:	2.5; 1 4-pc ensuite bathroom with adjoining dressing room/walk-in closet, 1 6-pc family bathroom with jack and jill vanities, bidet, toilet and tub/shower combination, 1 2-pc powder room on the main level
LAUNDRY:	Main floor laundry room with garage access, storage and laundry tub

BASEMENT:	Full basement, fully finished with panelling, sauna and separate shower, 2 cold rooms, office, workshop/utility room and walk up to back yard
AGE:	1973, 51 years old (MPAC)
ELECTRICAL:	200 amp panel – breakers
ROOF:	Asphalt shingle (2015)
FOUNDATION:	Block
FLOORS:	Carpet, laminate tile, laminate plank, parquet, vinyl
CEILINGS:	Stucco, smooth
WINDOWS:	Vinyl
EXTERIOR:	Brick
INTERIOR:	Wallpaper, panelling, drywall
PARKING:	Double wide asphalt driveway with parking for 4 cars
GARAGE:	Attached double car garage with inside and back yard access and 1 EGDO (new garage door 2024)
LOT SIZE:	45.9' x 191.94' irregular pie-shaped lot (as per Geowarehouse & MPAC)
ANNUAL COSTS:	Gas - \$1725 (will be cheaper with installation of heat pump), Electricity - \$845.50, Water – 20.64 per month
ZONING:	R1-3
TAXES:	\$6,924.06 (2024)
ROLL #:	101108004003504
PIN #:	361180098

HIGH SPEED INTERNET:	Available
HEATING:	Forced air gas (approx. 5 years old)
FIREPLACE:	Wood burning fireplace in family room
COOLING:	A/C Heat pump
RENTALS:	Furnace 2022 (Rented at \$106 per month and the buyout is \$8,440) Hot Water Heater 2010 (\$20.64 per month) Both Reliance.
WATER:	Municipal
WASTE:	Sewer
HOME INSPECTION:	Full version available at www.gogordons.com
LOT DESCRIPTION:	Level, fenced, landscaped, pie-shaped, private, inground pool
CHATELS INCLUDED:	Stove, dishwasher, washer, dryer, pool equipment, garage door opener
FIXTURES EXCLUDED:	None
SUGGESTED DEPOSIT:	\$50,000
SUGGESTED CLOSING:	Immediate

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