



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 107 Queen Mary Road! This charming 3-bedroom, 1.5-bathroom home spans three levels in a classic 1966 side-split design, ready to welcome its new owners.

Reflecting the neighborhood's character, the main level boasts an L-shaped living and dining area with original hardwood floors, complemented by a practical kitchen. An added sunroom extends to the backyard, offering additional living space.

Upstairs, three generously sized bedrooms with hardwood flooring share a well-appointed 4-piece family bathroom.

The basement features a separate backyard entrance and is primed for conversion into an in-law suite. It includes a finished room ideal for a playroom or office, a workshop, a laundry room, and ample storage in the crawl space.

Conveniently located, this home provides easy access to transit, St. Lawrence College, shopping amenities, and of course beautiful downtown Kingston!

Property Details

ADDRESS: 107 Queen Mary Road, Kingston, ON K7M 2A3

TYPE: Detached 3 level side split

LEGAL DESCRIPTION: LT 36, PL 1255; S/T FR151793

KINGSTON

SQ. FT:	1,229 sq ft +/- as per floor plans provided, outside measurements (above ground)
BEDROOMS:	3
BATHS:	1.5; 1 4-pc 2 nd level, 1 2-pc basement
LAUNDRY:	Basement
BASEMENT:	Partial, partially finished with a laundry room, playroom, workshop, crawl space storage
AGE:	1966 (58 years old)
ELECTRICAL:	100 amp breakers
ROOF:	Asphalt Shingles
FOUNDATION:	Block
FLOORS:	Hardwood, vinyl, carpet tiles (basement)
CEILINGS:	Smooth, ceiling tiles (basement)
WINDOWS:	Vinyl
EXTERIOR:	Brick, aluminium
INTERIOR:	Plaster/drywall, paneling, wallpaper
PARKING:	Single wide asphalt driveway with parking for 4 cars
GARAGE:	Carport
LOT SIZE:	60' x 100'

ZONING:	A2
TAXES:	\$4,242.79 (2024)
ROLL #:	101107016005500
PIN #:	360060006
HIGH SPEED INTERNET:	Available
HEATING:	Forced air gas, electric baseboard in sunroom
FIREPLACE:	None
COOLING:	Central air conditioning
RENTALS:	Hot water tank, water softener
WATER:	Municipal
WASTE:	Sewer
HOME INSPECTION:	Full version available at www.gogordons.com
LOT DESCRIPTION:	Level, partially fenced, landscaped
CHATELS INCLUDED:	Fridge, stove, washer, dryer (all 'as is')
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