

Property Information

Welcome to 133 William Street, a historic gem in Kingston's sought-after Sydenham Ward district. This charming 3-storey century rowhouse captures the essence of a bygone era with its impressive arched brick doorway, leading to a grand foyer that immediately enchants. Natural light illuminates the main floor, showcasing the character of the home through the exposed brick and stone, timeless floors, trim, baseboards, doors, hardware, high ceilings, and other details throughout. The spacious living room, adorned with a gas fireplace and built-in bookcase, flows into a large dining room. In 1999 at the rear of the house a 2-pc bathroom and kitchen were added featuring exposed brick, a skylight, a cozy bench nook with storage and an addition eat-in area, opening to a private fenced yard—a serene retreat in the heart of downtown.

Upstairs, the second floor offers four generously sized bedrooms and a well-appointed 4-piece bath. The third floor was added in 1989 offering limitless possibilities, whether as an alternative primary suite, office, or flexible living space, complete with built-in bookcases, skylights, and a 4-piece bathroom with a jetted tub.

Located a short distance to Kingston's waterfront, Market Square, restaurants, hospitals, and Queen's University, this remarkable property is ideal for creative investors or lovers of old-world charm. Don't miss the chance to own this beautiful home in a prime downtown location.

Property Details

ADDRESS: 133 William St, Kingston, K7L2C7

TYPE: Townhouse/Rowhouse

LEGAL DESCRIPTION: PT LT 29 WILLIAM ST PL B27

KINGSTON CITY AS IN FR413723; S/T FR413723; KINGSTON;
THE COUNTY OF FRONTENAC

SQ. FT:	2,337' above grade, 942' below grade (as per MPAC)
BEDROOMS:	4: Second floor
BATHS:	2.5: 2-pc first floor, 4-pc second floor, 4-pc third floor
LAUNDRY:	Second floor
BASEMENT:	Partially finished- with storage, kitchenette, basement expansion
AGE:	1880 (144 years old)
ELECTRICAL:	200 - amps breakers
ROOF:	Composite 40-year shingles, gutter guards
FOUNDATION:	Stone
FLOORS:	Hardwood, carpet, ceramic, vinyl, tile, concrete
CEILINGS:	Plaster/drywall, acoustic tile,
WINDOWS:	Vinyl, skylights
EXTERIOR:	Brick
INTERIOR:	Drywall, crown moulding, exposed brick/stone, sky lights, wallpaper.
PARKING:	At rear of house (1 spot)

GARAGE:	None
LOT SIZE:	19.50' x 106.50' (Geowarehouse)
ZONING:	HCD3 – Heritage Zone
TAXES:	\$8,914.29 (2024)
ROLL / PIN #:	101101011002700 / 360430154
FIREPLACE(S):	1; Gas
HEATING:	Force air gas furnace, baseboard heaters
MONTHLY COSTS:	Electricity- \$99.11/, Water-22.39/, Sewer- \$29.07/, Gas- \$123.73/mh.
COOLING:	Wall A/C unit
RENTALS:	Hot water heater- \$37.18/mth
WATER/WASTE:	Municipal
LOT DESCRIPTION:	Private, fenced, landscaped, mature trees.
CHATELS INCLUDED:	Fridge, stove, washer, dryer, chest freezer, central vacuum (All as is condition)
FIXTURES EXCLUDED:	None
SUGGESTED DEPOSIT:	\$20,000
SUGGESTED CLOSING:	Immediate

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