

Property Information

Welcome to 25 Riverside Drive, an exceptional 6 bed, 4 bath, two-storey brick home situated in the prestigious Milton on the St. Lawrence neighborhood. This residence stands on a beautifully landscaped, wooded lot, offering privacy and tranquility while being just steps from the river. The property features an attached two-vehicle garage with inside entry, adding both convenience and security to your daily life. As you step inside, a grand entrance sets the tone, leading to a formal living room complete with a wood-burning fireplace, hardwood floors, and soaring ceilings that flood the space with natural light. Adjacent to the foyer, a tastefully appointed library boasts custom wood-built shelving, creating the perfect space for quiet reading or work. This area flows seamlessly into a second private sitting room, which could also be used as a grand dining space, ideal for entertaining.

On the main floor, an in-law suite offers flexible living arrangements, featuring its own four-piece bathroom and separate entrances, while still maintaining connection to the main house. The heart of the home is the updated kitchen, complete with modern appliances and a cozy dining area that opens to a large screened-in porch and composite deck area. This outdoor space is perfect for enjoying the serene backyard under a canopy of mature trees. The main floor also features a cozy family room with a gas fireplace, offering additional living space and access to a three-piece bathroom. A convenient laundry/storage room with direct entry to the garage completes this level.

Upstairs, you'll find two well-sized secondary bedrooms and a 4-piece main bathroom. The spacious third bedroom serves as the primary suite, boasting its own 4-piece ensuite, walk-in closet, and a cozy sitting room with doors leading to a private balcony—an ideal spot for your morning coffee. Need a workout, hobby room? The basement provides two bedrooms with closets, a recreation T/V space and utility workshop.

Just down the street a park provides access to the St. Lawrence River, a great opportunity to enjoy the waterfront. Situated just off Highway 2, this home offers easy access the vibrant shops, restaurants, and entertainment of downtown Kingston. With its perfect blend of elegance, functionality, and location, 25 Riverside Drive offers a rare opportunity to own a truly remarkable home.

Property Details

ADDRESS: 25 Riverside Drive, Kingston Ontario K7L 4V1

TYPE: Single Family Detached 2 Storey Residential

LEGAL DESCRIPTION: LT 32, PL 1499, S/T UNREGISTERED
HYDRO EASEMEN; PITTSBURGH

SQ. FT:	3,197 Sq Ft Above ground; 1,079 Sq Ft Basement. (MPAC)
BEDROOMS:	6; 1 main floor In-Law suite, 3 on upper floor – Primary features a walk in closet, powder room, and private balcony, 2 on basement level.
BATHS:	4; 4 piece In-Law suite, 3 piece on main floor, 4 piece ensuite featuring jetted bathtub in primary bedroom, 4 piece on upper floor.
LAUNDRY:	Main floor laundry.
BASEMENT:	Partially finished, 2 bedrooms, recreation and utilities/storage rooms.
AGE:	54 years (1970)
ELECTRICAL:	100 amp breaker panel.
ROOF:	Asphalt shingles.
FOUNDATION:	Concrete block.
FLOORS:	Hardwood, ceramic, carpet, vinyl.
CEILINGS:	Drywall.
WINDOWS:	Vinyl ,wood.
EXTERIOR:	Brick, aluminum.
INTERIOR:	Drywall.
PARKING:	Private circular asphalt driveway.
GARAGE:	Attached inside entry double wide garage.

LOT SIZE:	120.04' x 200.07' - 24,014.26 sqft 0.551 acres (GeoWarehouse)
ZONING:	RUR – Rural Residential Zone
TAXES:	\$7,987.13 (2024)
ROLL # / PIN #	101109006013500 / 363310209
HIGH SPEED INTERNET:	Available.
HEATING:	Hot water natural gas boiler.
COOLING:	2 Split wall units upper and main floor, electric.
FIREPLACE:	2; formal living - wood burning, family room - natural gas.
IRRIGATION:	Inground sprinkler system installed.
RENTALS:	Water heater (Reliance) \$26.00/mo.
WATER/WASTE:	Municipal / Private septic
LOT DESCRIPTION:	Located in the Milton on the St. Lawrence neighbourhood, mature tree canopy with impressive gardens located across from the St. Lawrence.
INCLUSIONS:	Fridge (2) Stove (2), Washer, Dryer, Dishwasher. Shed and playhouse.
FIXTURES EXCLUDED:	None.
SUGGESTED DEPOSIT:	5% of purchase price.
SUGGESTED CLOSING:	Immeditae.

Visit Website:

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