



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 1222 Iris Drive, a stunning Tamarack-built home nestled in the sought-after Woodhaven West community. Built in 2011, this meticulously maintained 2-storey residence with a double attached garage offers approximately 2,484 sq. ft. of thoughtfully designed living space, blending comfort, elegance, and modern convenience.

As you approach the entrance, a wide, inviting walkway bordered by a beautifully landscaped perennial garden leads to a covered porch, offering a warm and welcoming first impression.

Step inside to experience a bright, open-concept layout highlighted by a grand foyer with soaring ceilings, complemented by tile and hardwood flooring throughout. The main level includes a convenient 2-piece bathroom and a mudroom with direct access to the garage.

The living and dining areas with large windows and high ceilings are bathed in natural light creating a bright and airy ambiance and a cozy gas fireplace creates a cohesive space perfect for both casual gatherings and formal entertaining. The adjoining spacious kitchen boasts ample cabinetry with under cabinet lighting, granite countertops, centre island w/extended breakfast bar, walk-in pantry, and a breakfast nook with patio doors leading to an inviting maintenance free deck, with a closed in feature for easy storage and a metal gazebo, offering an inviting outdoor retreat for relaxation and al fresco dining. This fully fenced private backyard is a tranquil oasis, landscaped with mature cedar trees.

Upstairs, the primary suite is a true retreat, featuring a walk-in closet and 5-piece ensuite with a walk-in shower, jetted soaker tub, and double vanity. Three additional bedrooms, a 4-piece bathroom, and a second-floor laundry room complete this level. Descend to the lower level to discover a spacious, fully finished rec room with high ceilings, a convenient 4-piece bathroom, a work/utility room, and ample storage. This versatile space is perfect for movie nights, exercise, hobbies, or casual gatherings, seamlessly combining functionality and comfort.

This home seamlessly blends modern amenities with timeless charm, featuring a smart home system for convenience. It is also equipped with a stair chair lift and wheelchair lift, ensuring accessibility for all.

Located close to parks, schools, transit, and shopping, 1222 Iris Drive is an exceptional opportunity to embrace comfort and convenience in a family-friendly neighborhood. Don't miss your chance to make it your own!

Property Details

ADDRESS: 1222 IRIS DR KINGSTON ON K7P0H6

TYPE: Single-family detached

LEGAL DESCRIPTION: LOT 112, PLAN 13M84 SUBJECT TO AN EASEMENT IN GROSS OVER PT 17, 13R19953 AS IN FC98920 CITY OF KINGSTON

SQ. FT:	1,087' above grade, 1,087' below grade (MPAC)
BEDROOMS:	4; second level
BATHS:	3.5; 1-2-pc main level, 1-4pc second level, 1-5 pc ensuite, 1-4pc basement

LAUNDRY:	Second level
BASEMENT:	Fully finished
AGE:	2011 (14 years old)
ELECTRICAL:	100-amp breakers
ROOF:	Asphalt shingles
FOUNDATION:	Poured concrete
FLOORS:	Tile, hardwood, carpeted
CEILINGS:	Drywall, Stucco
WINDOWS:	Vinyl
EXTERIOR:	Brick/stone faced, vinyl siding
INTERIOR:	Drywall
PARKING:	Double wide paved driveway with curbs
GARAGE:	Attached double (with wheelchair lift)
LOT SIZE:	40.29' X 104.99' (Geowarehouse)
ZONING:	R2-32
TAXES:	\$6,854.14 (2024)
ROLL #:	101108020016559
PIN #:	360892019
HIGH SPEED INTERNET:	Available
HEATING:	Forced air gas
FIREPLACE (s):	1; gas
COSTS:	Hydro: \$153/mth, utilities: \$117/mth
COOLING:	Central air conditioning
RENTALS:	None

WATER:	Municipal
WASTE:	Municipal
HOME INSPECTION:	None
LOT DESCRIPTION:	Private, landscaped, fully fenced
CHATELS INCLUDED:	Side by side fridge/freezer, stove, dishwasher, built-in microwave, washer, dryer, central vacuum, smart home system, wheelchair lift in garage & stair chair lift in house – These features can be removed by owner if they are not wanted. (all as in condition)
FIXTURES EXCLUDED:	None
SUGGESTED DEPOSIT:	\$20,000
SUGGESTED CLOSING:	Immediate

Visit Website:

- Full Zoning Provisions
- Total Property Video
- Schedule B
- Floor Plans
- Virtual Tour