

# Property Information

26 Fairfield Blvd is ideally situated close to many parks, schools, and the beautiful shores of Lake Ontario, making it perfect for families, downsizers, and outdoor enthusiasts. Leave your car in the oversized garage as you enjoy the ability to walk 200m to Island View waterfront park to go paddle boarding, or hundreds of meters to schools and playgrounds.

The seller is a cabinet maker and it shows with this beautiful custom kitchen and additional built-ins throughout the home. The kitchen boasts cabinetry that extends to the ceiling, three banks of drawers, convenient lazy susan's with pantry pull-outs for easy access to everything, granite countertops with undermount double sinks, and pantry closet with coffee bar (complete with electrical rough-in). The stainless-steel appliances, including a gas stove and vented hood fan, in addition to the tiled backsplash, ensure a sleek and efficient cooking experience. Pot lights and a large window illuminate the space.

The updated main floor bathroom features tiled floors, tub/shower combo with a tiled surround and corner storage shelves, and a stylish vanity with drawers and cabinet storage. Pot lights and vanity lighting enhance the modern aesthetic.

Refinished oak flooring flows throughout the main floor including a large living room, two bright bedrooms, and a dining room with patio doors to the rear deck. The deck and patio provide great space to entertain in the large rear yard with great privacy created by the garage and mature trees.

The finished basement features pot lights and custom built-ins, providing additional storage and versatile rec/bedroom space for your needs. The seller removed an outdated bathroom with plans of installing a new 3-pc, but life got in the way and they have decided to sell prior to finishing the space.

This solid brick home with a water view from the front porch boasts modern amenities and custom features throughout. Great community and just minutes away from Kingston's amenities.

# Improvements during the Seller's Ownership

Main floor tub/shower and vanity	2024
Rear deck	2024
Concrete front step	2024
Painting	2024
Various built-ins and general maintenance	2016-2024
35-year HDZ Asphalt Shingles	2021
Re-finished and insulated basement	2019
Insulated and boarded garage interior	2018
Re-finished hardwood floors	2016
Custom kitchen cabinetry and counters	2016
Additional attic insulation	2016

# Property Details

**ADDRESS:** 26 Fairfield Blvd., Amherstview

**TYPE:** Bungalow

**LEGAL DESCRIPTION:** LT 8 PL 351; LOYALIST

SQ. FT:	1056 (above grade) + full basement
BEDROOMS:	2+1
BATHS:	1, 4-pc (previously 2-pc in the basement)
LAUNDRY:	Basement
BASEMENT:	Full height, finished
AGE:	1957
ELECTRICAL:	100 Amp (Copper)
ROOF:	Asphalt Composition Shingles (2021)
FOUNDATION:	Concrete Block
FLOORS:	Hardwood, vinyl tile, ceramic tile
WINDOWS:	Vinyl
EXTERIOR:	Solid brick home with wood sided garage
PARKING:	6+ cars
GARAGE:	Oversized (21'5" x 19'8")
LOT SIZE:	70' x 125'
ZONING:	R1
TAXES:	\$4,121.37 (2024)
ELECTRICITY:	\$122.37 (2023 Average)
GAS:	\$110.71 (2023 Average)
WATER/SEWER:	\$95.85 (2023 Average)

ROLL #:	110401002003900
PIN #:	451310437
HEATING:	Forced Air Gas Furnace
COOLING:	Central Air
RENTALS:	None (HWT Owned)
WATER:	Municipal
WASTE:	Municipal
HOME INSPECTION:	Available at gogordons.com or by request
LOT DESCRIPTION:	Gradual slope away from the house
CHATELS INCLUDED:	Hot water tank, washer, dryer, fridge, stove, dishwasher, built in cabinets, rear yard, shed
FIXTURES EXCLUDED:	None
SUGGESTED DEPOSIT:	\$20,000
SUGGESTED CLOSING:	Flexible (immediate occupancy available)

## Visit Website:

- Full Home Inspection Report
- Full Zoning Provisions
- Floor Plans
- Virtual Tour