



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 752 Sussex Boulevard! Nestled in a family-friendly neighborhood, this 3 level backsplit was built in 1970 and is brimming with potential! Approximately 1,141 sq ft, it offers 3+1 bedrooms and 1.5 bathrooms.

The main level features a combined living and dining area with carpeting concealing the hardwood flooring beneath. A functional galley kitchen with a breakfast nook completes the main floor, providing a cozy space for everyday meals.

The second level reveals three bedrooms boasting classic wood parquet floors. The primary suite features a convenient semi-ensuite 3-pc bathroom and dual closets.

The lower level offers a cozy recreation room, complete with a wet bar and a wood stove, perfect for quality family time. Additionally, there is a versatile fourth bedroom or office/playroom, laundry facilities, and convenient crawl space storage, along with a separate entrance to the expansive backyard.

The attached two-car garage provides direct access to the partially fenced backyard and spacious deck, ideal for outdoor entertaining.

Situated in a lovely mature neighborhood, just steps from schools, parks, shopping, and transit, 752 Sussex Blvd awaits its new family to transform it into their forever home.

Property Details

ADDRESS: 752 SUSSEX BLVD, KINGSTON, ON K7M 5B1

TYPE: DETACHED 3 LEVEL BACKSPLIT

LEGAL DESCRIPTION: LT 180, PL 1568; S/T FR203972
KINGSTON TOWNSHIP

| | |
|-------------|---|
| SQ. FT: | 1,141 sq.ft. +/- as per floor plans provided – exterior measurements (above ground) |
| BEDROOMS: | 3+1 |
| BATHS: | 1.5; 1 3-pc semi ensuite 2nd floor, 1 2-pc lower level |
| LAUNDRY: | Basement |
| BASEMENT: | Partial, crawlspace, finished with recreation room, 4 th bedroom or office/playroom, laundry room, outside access and crawlspace storage |
| AGE: | 1970 (54 years old) |
| ELECTRICAL: | Fuses, see home inspection report |
| ROOF: | Asphalt Shingles (6-10 years old) |
| FOUNDATION: | Block |
| FLOORS: | Carpet (hardwood under carpet in living/dining room), sheet vinyl, vinyl tile, linoleum |
| CEILINGS: | Textured, smooth |
| WINDOWS: | Mixed; original, vinyl |
| EXTERIOR: | Brick, vinyl, aluminium |
| INTERIOR: | Plaster, drywall, wallpaper, wood panelling |
| PARKING: | Double wide private driveway with parking for 4 cars |
| GARAGE: | Attached 2 car garage, with rear exterior door, garage door opener |

| | |
|----------------------|---|
| LOT SIZE: | 60' x 120' feet |
| ZONING: | R1-3 |
| TAXES: | \$3,466.58 (2023) |
| ROLL #: | 101108016008900 |
| PIN #: | 361220191 |
| HIGH SPEED INTERNET: | Available |
| HEATING: | Forced air gas |
| FIREPLACE: | Wood, recreation room (see WETT) |
| COOLING: | Central air conditioning |
| RENTALS: | None |
| WATER: | Municipal |
| WASTE: | Sewer |
| HOME INSPECTION: | Full version available www.gogordons.com |
| LOT DESCRIPTION: | Level, landscaped, partially fenced |
| CHATELS INCLUDED: | Stove, fridge, dishwasher, Egdo & remote, window coverings, hot water tank (all chattels "As Is") |
| FIXTURES EXCLUDED: | None |
| SUGGESTED DEPOSIT: | \$15,000 |
| SUGGESTED CLOSING: | Immediate |

Visit Website:

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