



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 603 Rankin Crescent, located in the desirable neighborhood of Bayshore Estates. This elegant two-story, all-brick house boasts a double car garage and an interlocking driveway, with a charming interlocking pathway leading to a covered porch surrounded by mature shrubs and landscape lighting.

As you step inside, you are greeted by a foyer with wainscoting that opens to a staircase leading to the upper level. The main floor features an office with custom built-in bookcases, wainscoting, and crown molding. A sitting room with two sets of French doors, hardwood floors, and wainscoting leads to the dining room, which is highlighted by a bay window, crown molding, and hardwood floors.

The kitchen offers wood cabinetry, a stone tile backsplash, and granite countertops, complete with an eat-in nook that opens to the backyard. Patio doors with ceiling-to-floor side windows lead to a ground-level deck and interlocking stone patio, perfect for outdoor entertaining. The living room features a gas fireplace with a brick surround and wood paneling, complemented by ceiling columns and wainscoting. A 2-piece bathroom and a laundry room with outside access complete the main level.

Upstairs, the primary bedroom offers a 3-piece ensuite and a double closet. Three additional bedrooms and a 4-piece bathroom provide ample space for family and guests. The finished basement includes wainscoting, a wet bar, 3-piece bathroom, a work/utility room, a cold cellar, and convenient access to the garage.

603 Rankin Crescent offers a blend of classic charm, conveniently located on Kingston's west-end, just minutes away from Collins Bay and just a short drive to Queen's University, Kingston General Hospital, and historic downtown Kingston. making it the perfect place to call home.

Property Details

ADDRESS: 603 Rankin Cres, Kingston, K7M7K6

TYPE: SINGLE_FAMILY Detached

LEGAL DESCRIPTION: LT 53, PL 1860, S/T THE RIGHTS, IF ANY, IN FR132556;
KINGSTON TOWNSHIP

SQ. FT:	2,860' above grade, 1,760' below grade (MPAC.)
BEDROOMS:	4.
BATHS:	4; 2-pc main level, 4-pc upper level, 3-pc Primary bedroom ensuite, 3-pc basement.
LAUNDRY:	Main level.
BASEMENT:	Fully finished, Bar area, workroom, storage, cold cellar.
AGE:	1984 (40 years).
ELECTRICAL:	200-amp breaker panel & 100 -amp sub pane.
ROOF:	Composition shingles. Gutter protection system.
FOUNDATION:	Concrete block.
FLOORS:	Ceramic, Hardwood, Vinyl, Carpet, Concrete.
CEILINGS:	Drywall, Stucco, Acoustic.
WINDOWS:	Vinyl.
EXTERIOR:	Brick.
INTERIOR:	Drywall, Wallpaper, Wainscotting.
PARKING:	Double Wide Interlocking Driveway.
GARAGE:	Double wide attached garage with entry to house, basement and side door access, 2 separate garage door openers with remotes.
LOT SIZE:	68.89' x 114.82' (MPAC & Geowarehouse.)

ZONING:	UR1. A.
TAXES:	\$6,963,010 (2023).
ROLL #:	101108013205300.
PIN #:	361260452.
HIGH SPEED INTERNET:	Available.
HEATING:	High Efficiency Forced Air Gas Furnace.
FIREPLACE:	1; Gas.
COOLING:	Central Air Conditioning.
RENTALS:	None
WATER/WASTE:	Municipal.
LOT DESCRIPTION:	Private, fully fenced, mature trees, perennial gardens, garden shed, landscape lightning.
CHATELS INCLUDED:	Fridge x 2, bar fridge, dishwasher, stove with double oven, range hood, washer, dryer, central vacuum, sprinkler system, alarm system. All as-is condition.
FIXTURES EXCLUDED:	None
SUGGESTED DEPOSIT:	\$20,000
SUGGESTED CLOSING:	Immediate

Visit Website:

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