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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](http://www.gogordons.com) to learn more about this valuable service.

Thank you for your interest in this property.

# Property Information

Welcome to 1599 Anne Street! Tucked away on a quiet crescent in a mature neighbourhood, you will find this delightful 1.5 storey home residing on a large corner lot! Featuring 3 bedrooms and 2 bathrooms, this unique layout offers lots of potential.

A large great room addition was added off the kitchen in 2002 bringing the square footage to approximately 1,694 sqft. Large windows flood the space with light and a sliding glass door opens to a secluded patio tucked into a corner of the large, landscaped yard. Imagine this room redesigned to include an open concept chef's kitchen and family room with the original kitchen as a study or games room.

Typical of houses built in the 1950's the 2<sup>nd</sup> floor offers 2 bedrooms with closets and a 3<sup>rd</sup> bedroom can be found at the back of the house on the main floor. Combine this room with the original living room and create the opportunity for a large primary bedroom.

The mostly finished basement has a 2<sup>nd</sup> newer 3-pc bath, laundry and a rec room as well as a separate private entrance.

The detached double car garage was converted to a workspace with double pedestrian doors in front and rear access that could easily be converted back.

The yard is lovely and overgrown, but a bit of weeding and trimming could restore the gardens to their original beauty.

If you're tired of cookie cutter homes in large, cramped neighborhoods, this could be the project you have been looking for!

# Property Details

**ADDRESS:** 1599 Anne Street, Kingston, ON K7M 5H6

**TYPE:** Detached 1.5 Storey

SQ. FT:	1,694 sq.ft. +/- as per floor plans provided – exterior measurements (above grade)
BEDROOMS:	3; 1 on main floor, 2 on second level
BATHS:	2; 1 4-pc main floor, 1 3-pc basement
LAUNDRY:	Basement
BASEMENT:	Full basement under the main house, fully finished
AGE:	1951 (73 years old)
ELECTRICAL:	100 amp panel breakers in basement, 100 amp fuse panel in garage
ROOF:	Asphalt shingles
FOUNDATION:	Block
FLOORS:	Carpet, vinyl, ceramic
CEILINGS:	Stucco, beamed, vaulted, smooth
WINDOWS:	Vinyl
EXTERIOR:	Vinyl siding
INTERIOR:	Plaster, drywall, stucco, brick
PARKING:	Triple wide asphalt driveway with parking for 6 cars
GARAGE:	Detached double car garage currently converted to a workshop. Garage doors have been removed and framed in to accommodate double pedestrian doors
LOT SIZE:	85.3' x 108' corner lot

ZONING:	UR1.A
TAXES:	\$4,008.76 2024
ROLL #:	101108014002000
PIN #:	361260159
HIGH SPEED INTERNET:	Available
HEATING:	Forced air gas
FIREPLACE:	Gas fireplace located in family room
COOLING:	Central air conditioning
RENTALS:	None
WATER:	Municipal
WASTE:	Sewer
HOME INSPECTION:	Full version available at <a href="http://www.gogordons.com">www.gogordons.com</a>
LOT DESCRIPTION:	Level, landscaped
CHATELS INCLUDED:	Existing fridge, stove, washer, dryer, hot water tank (all appliances and fixtures 'as is')
FIXTURES EXCLUDED:	None
SUGGESTED DEPOSIT:	\$20,000
SUGGESTED CLOSING:	Immediate

## Visit Website:

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