

Dear Prospective Buyer:



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 586 Teal Court, located in Kingston's well-established Meadowbrooke Subdivision. This charming semi-detached home on a cul-de-sac offers 1,146 sq. ft. of living space, featuring a single attached garage.

Inside, the foyer provides garage access. The main level includes a primary bedroom with a double-wide closet, an additional bedroom, and a four-piece bathroom.

The kitchen, with wood cabinetry, a large pantry, and updated countertop, sink, and faucet (2017), offers direct access to the backyard. The open living room area, with hardwood floors and a gas fireplace, adds warmth and charm.

The hardwood staircase leads to a partially finished basement awaiting your finishing touches with a laundry room, a two-piece bathroom, and storage space.

Outside, the rear yard is a private oasis backing onto a conservation area, with perennial gardens, mature trees and a lilac bush.

Situated in a peaceful neighborhood close to transit, schools, parks, and amenities. 586 Teal Court offers the ideal blend of comfort and convenience. Don't miss your chance to make this delightful property your new home.

Property Details

ADDRESS: 586 Teal Court, Kingston, K7M8Z5

TYPE: Semi-detached residential

LEGAL DESCRIPTION: PT BLK 4, PL 1983, PT 1, 13R13414 CITY OF KINGSTON

SQ. FT:	1,146' above grade. 1,146 below grade (MPAC).
BEDROOMS:	2.
BATHS:	2; 4pc -main level, 2pc -basement.
LAUNDRY:	Basement.
BASEMENT:	Full, partially finished.
AGE:	1996 (28 years).
ELECTRICAL:	100-amp breaker panel.
ROOF:	Asphalt Singles (2016).
FOUNDATION:	Concrete Block.
FLOORS:	Hardwood, Ceramic, Vinyl, cement.
CEILINGS:	Drywall, Stucco.
WINDOWS:	Vinyl.
EXTERIOR:	Brick, Vinyl Siding. New Steel front door (2023)
INTERIOR:	Drywall.
PARKING:	Single Wide Driveway.
GARAGE:	Attached Single Wide-1 car.
ZONING:	UR3. B.
TAXES:	\$3,251.87 (2024).

LOT SIZE:	28.71' x 169.65' (MPAC & Geowarehouse).
ROLL #:	101108018126036
PIN #:	360840024.
HIGH SPEED INTERNET:	Fibre Optic upgrade 2023-2024, cable internet, phone.
HEATING:	Lennox Forced Air Gas -energy efficiency furnace rating at 93.0 (2016).
FIREPLACE(s):	Gas.
COOLING:	Central Air Conditioning.
RENTALS:	Hot Water Heater (\$37.28 Mth)
COSTS:	Enbridge \$752.20/yr., Hydro \$430.19/yr., Utilities \$682.38/yr.
WATER:	Municipal.
WASTE:	Municipal.
LOT DESCRIPTION:	Cul De Sac, Level, Mature trees, perennial gardens.
CHATELS INCLUDED:	Fridge, Stove, Dishwasher, Washer, Dryer.
FIXTURES EXCLUDED:	None
HOME INSPECTION:	Full version available at: www.gogordons.com
SUGGESTED DEPOSIT:	\$20,000
SUGGESTED CLOSING:	Immediate

Visit Website:

- Home Inspection Report
- Total Property Video
- Schedule B
- Floor Plans & Virtual Tour