

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 201-2 Bay Street in the Bajus Condominiums, perfectly situated in the heart of downtown Kingston. This corner unit offers both comfort and convenience, with a bright living room that opens onto a private balcony, providing stunning water views of Anglin Bay.

The kitchen combines practicality and style with ample cabinetry, pullout storage, and a quartz countertop. The adjacent dinette area is perfect for both casual meals and entertaining guests.

The expansive primary bedroom features a double closet and a 3-piece ensuite, offering a serene retreat. A versatile second den or bedroom is conveniently located next to a well-appointed 4-piece bathroom. Additional features include in-suite laundry and an extra storage closet with side drawers, ensuring that everything has its place.

Residents of The Bajus enjoy an array of amenities, including an exercise room, workshop, games room, sauna, gym, and BBQ facilities. The party room is ideal for hosting gatherings, and secure entry adds peace of mind. Common areas, like the library with a cozy seating area and a rooftop patio, enhance the living experience.

With proximity to essential amenities and transportation routes, this property presents an ideal opportunity to enjoy the best of Kingston living. Experience the charm and convenience of 201-2 Bay Street—welcome home.

Property Details

ADDRESS: 201-2 Bay Street, Kingston, ON, K7K 6T7

TYPE: Condominium

LEGAL DESCRIPTION: See Schedule B

SQ. FT:	1,100' (MPAC).
BEDROOMS:	2.
BATHS:	2; 1-4pc, 1-3pc ensuite.
LAUNDRY:	In-Suite.
AGE:	1988 (36 years).
ROOF:	Metal.
FOUNDATION:	Concrete.
FLOORS:	Hardwood, tile.
CEILINGS:	Drywall.
WINDOWS:	Vinyl.
EXTERIOR:	Brick, Stone, Balcony. Controlled entry, Landscaped.
INTERIOR:	Ceiling fans, California Shutters, French doors.
PARKING:	1; #15 Underground.
GARAGE:	Underground, inside entry.
ZONING:	C1-10
TAXES:	\$4,272.50 (2024)
CONDO FEES:	\$806.01 Monthly
MANAGEMENT CO:	BENDALE- 613-531-3336
LOCKER:	Locker area in underground garage #15.

PET FRIENDLY:	Yes, Restricted.
ROLL #:	101103011006817
PIN #:	367300007
HIGH SPEED INTERNET:	Available
HEATING:	Base Board (\$88.00 Monthly)
COOLING:	Wall unit
RENTALS:	None
WATER:	Municipal
WASTE:	Municipal
STATUS CERTIFICATE:	Available at www.gogordons.com
AMENITIES:	Elevator, Exercise/Games Room, Library, Party room, Patio area, Craft room, Sauna, Workshop.
CONDO FEE INCLUDES:	Building Insurance, Building Maintenance, Common Elements, Ground Maintenance/Landscaping, Parking, Garbage/Recycling, Roof, Snow Removal, Water, Hydro, Gas.
CHATELS INCLUDED:	Fridge, Stove, Dishwasher, Washer, Dryer.
FIXTURES EXCLUDED:	None
SUGGESTED DEPOSIT:	\$20,000
SUGGESTED CLOSING:	Immediate

Visit Website:

- Status Certificate & Schedule B
- Video & Virtual Tour
- Floor Plans