

Property Information

Discover the perfect blend of historic charm and modern convenience at 151 Montreal St, a fully renovated downtown residence that must be viewed to be fully appreciated. Embrace the ease of urban living with nearly 1600 sq ft of finished space as well as basement storage all with no lawn to maintain, no driveway to clear, and freedom from condo fees and restrictions.

This home is a masterpiece of thoughtful restoration, where every detail has been carefully curated to preserve its rich history while seamlessly integrating contemporary comforts. The character of the home shines through in the intricate hardware and hinges, the exposed brick and stone, timeless floors, trim, baseboards, and doors, as well as the lathe and plaster walls, which have been artfully enhanced with deliberate imperfections to honor the home's past.

The beauty of this home is immediately apparent with its impressive ceiling heights: 9'6" on the main floor, 9' on the second, and 8'6" in the loft. These soaring ceilings, combined with the handcrafted open winder stairs, allow natural light to pour through the home from large windows and skylights. The heart of the home is a spacious, central kitchen with an island that comfortably seats four—ideal for everyday living and entertaining. The main floor also features an open living room, warm dining room, powder room, mudroom, and an inviting foyer.

Innovative design meets functionality with the unique staircase that cleverly splits in half, lifting with hydraulic arms to provide easy basement access. The second floor boasts three beautifully appointed rooms and a spacious 4-piece bathroom that doubles as a laundry room with built-in storage. Two rooms are enhanced with

large built-in closet organizers, featuring soft-close doors, while the third room is perfect as a home office, den, or nursery. The loft, with its limitless possibilities, can serve as an alternative primary bedroom, office, additional living room, or flexible bonus space.

Property Details

ADDRESS: 151 Montreal Street, Kingston, ON

TYPE: 2.5 Storey Townhome

LEGAL DESCRIPTION: PT LT 286 ORIGINAL SURVEY KINGSTON CITY AS IN FR524489; T/W FR524489; KINGSTON; THE COUNTY OF FRONTENAC

SQ. FT:	1593 Above grade (as per plans)
BEDROOMS:	3 + den
BATHS:	1.5 (2 pc main floor, 4 pc upstairs)
LAUNDRY:	Second Floor
BASEMENT:	Unfinished storage (hidden access in the second floor stairs - stairs split and open)
AGE:	1890 (134 years per Geowarehouse)
ELECTRICAL:	200 amp (copper)
ROOF:	Composition shingles and metal (2022)
FOUNDATION:	Limestone
FLOORS:	Hardwood, ceramic tile, luxury vinyl
CEILINGS:	Soaring ceilings on every level (9'6" main floor, 9' second floor, 8'6" loft)
SKYLIGHTS:	3 Skylights with city views (2023)
EXTERIOR:	Brick
DECK:	Private rear deck with access to mudroom

PARKING:	City C3 Parking pass available for \$12/month or exclusive spaces available in rear lot
LOT SIZE:	17.31' x 50.78' (irregular)
ZONING:	A
TAXES:	\$4,331.48
ROLL #:	101103012014900
PIN #:	360450073
HEATING:	Forced Air Gas
COOLING:	Window A/C units
RENTALS:	Hot Water Tank Owned (2023)
WATER/WASTE:	Municipal
HOME INSPECTION:	Available online at gogordons.com
LOT DESCRIPTION:	Low maintenance city lot
CHATELS INCLUDED:	Fridge, stove, dishwasher, OTR microwave, washer, dryer, main floor chest of drawers, loft desk
FIXTURES EXCLUDED:	None
SUGGESTED DEPOSIT:	\$20,000
SUGGESTED CLOSING:	Flexible

Visit Website:

- Full Home Inspection Report
- Proposed Heritage Designation Information
- Link to City Parking Information
- Schedule B
- Floor Plans
- Virtual Tour