



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



Charming & Meticulously Maintained Home in a Prime Location

Welcome to 90 Hillendale Avenue, a beautifully cared-for 4 bedroom, 2-bathroom home that has been cherished by the same family for 48 years. Nestled in a peaceful yet central neighborhood, this move-in-ready home offers over 1,600 sq. ft. of inviting living space, blending classic charm with thoughtful updates.

Set on a spacious, landscaped lot, the property boasts lush perennial gardens and serene outdoor spaces—perfect for family gatherings or quiet retreats. Step inside to find gleaming original hardwood floors and a warm, welcoming layout. The updated kitchen is designed for both style and function, featuring floor-to-ceiling cabinetry with pull-out drawers, a built-in cutting board, and an extended dining area. The main level also includes a formal living room with a decorative fireplace, two bright bedrooms, and a stylish full bathroom with a hidden vanity kick-out.

Upstairs, you'll find two additional spacious bedrooms and a convenient half-bath, ideal for a growing family or guest accommodations. The finished basement offers a versatile space for entertaining, hobbies, or storage, including a cedar-lined closet. A 1.5-car garage with power adds extra convenience for storage and tools.

Located in a mature, friendly neighborhood, this home is just moments from schools, parks, healthcare, and shopping.

 Don't miss your chance to own this lovingly maintained gem—schedule your tour today! 

Property Details

ADDRESS: 90 Hillendale Avenue, Kingston Ontario K7M 1S5

TYPE: Single family detached 1 3/4 storey

LEGAL DESCRIPTION: LT 23, PL 378 ; KINGSTON

SQ. FT:	1,261 Above grade, 847 below grade (MPAC)
BEDROOMS:	4; 2 on main floor, 2 on second floor w/large storage space.
BATHS:	2; 4 Piece on main floor w/vanity kick drawer, 2 piece on second floor.
LAUNDRY:	Laundry room in basement.
BASEMENT:	Full, partially finished – family room, laundry, workshop utility room, cedar lined storage and cold room.
AGE:	71 years – 1953 (MPAC)
ELECTRICAL:	200 AMP breaker panel.
ROOF:	Asphalt shingles.
FOUNDATION:	Concrete block.
FLOORS:	Original hardwood, carpet, vinyl, cement.
CEILINGS/WALLS:	Plaster, drywall.
WINDOWS:	Vinyl.
EXTERIOR:	Double layer insulated Stucco.
FIREPLACE:	Decorative.
PARKING:	Extra wide private drive asphalt allowing for 5 car parking.
GARAGE:	1.5 Car garage with power.

LOT SIZE:	75' x 150' – 0.258 acres (MPAC)
ZONING:	UR7
TAXES:	\$3,828.84 (2024)
ROLL #/ PIN #:	101106009009800 / 360750103
HEATING:	Forced air furnace, Baseboard in basement - Electric.
COOLING:	Central Air.
COSTS:	Kingston Utilities \$3,800-\$4,000 annual based on current use.
RENTALS:	None.
WATER / WASTE:	Municipal / Municipal sewer
HOT WATER TANK:	Owned Electric
LOT DESCRIPTION:	Mature lot, perennial gardens, quiet neighbourhood.
INCLUSIONS:	Fridge, stove, dishwasher, build in microwave, washer, dryer, hot water tank, under shelf radio/cd player unit and cold waterline filtration system.
FIXTURES EXCLUDED:	None.
SUGGESTED DEPOSIT:	\$20,000.00
SUGGESTED CLOSING:	Immediate.

Visit Website:

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