



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 593 Roosevelt Drive!

Nestled in the highly coveted Auden Park neighborhood, within minutes of schools, a golf course, a large conservation area, Lake Ontario, a recreation facility, shopping, and dining, This meticulously maintained 4 bed, 3 bath home is thoughtfully designed for both relaxation and entertaining.

As you approach, you're greeted by a warm and inviting entrance, complete with a decorative walkway framed by lush perennial gardens and mature trees. The main level features a convenient powder room, a spacious primary suite with 4-piece ensuite walk in shower, a second bedroom, and a tastefully appointed kitchen showcasing solid cabinetry, granite countertops, and an adjacent dining room perfect for hosting family and friends.

Relax in the cozy living room with its gas fireplace, retreat to the sunlit reading nook, or enjoy the peaceful ambiance of the serene sunroom bathed in natural light.

The lower level offers even more space, featuring two additional bedrooms, a 3-piece bath, and a comfortable family room with a second gas fireplace. There's also versatile space for a home office, gym, or creative pursuits.

Step outside to your private backyard oasis—a tranquil haven boasting a large deck, vibrant gardens, and majestic trees. Whether you're entertaining guests or savoring a quiet moment, this outdoor retreat offers something special. As an added bonus, the picturesque Auden Park walking trails are conveniently accessible right from your backyard.

Complete with a storage shed and double-car garage, this home is as practical as it is stunning.

Don't miss this rare opportunity to own not just a house, but a haven.

Property Details

ADDRESS: 593 Roosevelt Drive, Kingston Ontario K7M 8T7

TYPE: Detached Single Family Residential

LEGAL DESCRIPTION: LT 2 PL 1965; KINGSTON TOWNSHIP

SQ. FT:	1,502 SQ FT Above grade; 1,502 SQ FT Below grade (MPAC)
BEDROOMS:	4; 2 Main floor includes Primary with en-suite, 2 on basement level.
BATHS:	3; 2 piece on main level, 4 piece en-suite in primary bedroom featuring separate tub and shower, 3 piece in basement level.
LAUNDRY:	Main floor laundry.
BASEMENT:	Fully finished, 2 bedrooms, recreation/family room with gas fireplace, utility room/storage rooms.
AGE:	24 years (2000)
ELECTRICAL:	100 Amp breaker panel. Generac generator backup system.
ROOF:	Asphalt shingles.
FOUNDATION:	Concrete block.
FLOORS:	Hardwood, ceramic tile, laminate, carpet.
CEILINGS:	Drywall with elements of design.
WINDOWS:	Vinyl.
EXTERIOR:	Brick, Vinyl.
INTERIOR:	Drywall.
PARKING:	Double wide asphalt driveway.

GARAGE:	Attached double wide garage with inside entry.
LOT SIZE:	68.41' x 102.01' - 6393.76 sq. Ft
ZONING:	UR2
TAXES:	\$4,905.82 (2024)
ROLL/PIN #:	101108012300200 / 361120002
HEATING:	Forced air natural gas furnace, 2 gas fireplaces.
COOLING:	Central AC system. 2 years.
FIREPLACE:	2; Main Living room – natural gas, lower-level family room – natural gas.
IRRIGATION:	Inground sprinkler system installed.
RENTALS:	Natural gas water heater (Reliance).
WATER/WASTE:	Municipal.
LOT DESCRIPTION:	Backing onto Auden Park, property offers mature trees and gardens, large back deck with electric awning and pergola, entertaining space and close to schools, shopping and nature trails.
INCLUSIONS:	Fridge (2), Stove, Dishwasher, Microwave, washer, dryer, pergola cover
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