



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 32-1 Place D'Armes, a unique multi-level condominium townhouse located steps from Anglin Bay in Kingston's desirable inner waterfront in Frontenac Village, attractively landscaped with brick walkways, flower gardens, trees, and shrubs.

Upon entering you'll find a spacious kitchen complete with a central island and ample cabinetry, perfect for cooking and entertaining. The adjoining dinette area is highlighted by ceiling-to-floor windows, flooding the space with natural light. The upper levels feature a cozy living room with large windows and hardwood floors, two bedrooms, and a well-appointed 4-piece bathroom. The primary bedroom is located on its own private level, offering ultimate privacy with double closets and a 4-piece ensuite bathroom.

The lower levels provide even more space to enjoy, including a dining room with an electric fireplace, adding warmth and charm to the room. Patio doors lead out from the dining area to a private rear fenced patio, complete with shrubs for privacy and direct access to the in-ground pool, perfect for summer relaxation. The basement includes a 2-piece bathroom, a laundry/utility room, and ample storage space. Direct access to the parking garage and two designated parking spaces are also featured for added convenience.

32-1 Place D'Armes offers exceptional access to downtown amenities, with Queen's University, RMC, and the scenic waterfront just a short distance away. Whether you're looking for a peaceful retreat or a home close to the heart of Kingston, this property offers the best of both worlds.

Property Details

ADDRESS: 1 PLACE D'ARMES SUITE 33 Kingston Ontario K7K6S1

TYPE: Single family residential condominium

LEGAL DESCRIPTION: Frontenac Condo Plan 20, Level 1, Unit 32.

SQ. FT:	1,462 above grade (MPA.C)
BEDROOMS:	3; Upper levels.
BATHS:	3; 4-piece on upper level, 4-pc ensuite in primary bedroom, 2- piece in basement.
LAUNDRY:	Basement.
BASEMENT:	Laundry/utility room, 2-piece bathroom access to garage parking.
AGE:	37 years (1985).
ELECTRICAL:	150- amp breaker panel.
ROOF:	Metal.
FOUNDATION:	Poured Concrete.
FLOORS:	Hardwood, laminate, vinyl, tile.
CEILINGS:	Drywall, stucco.
WINDOWS:	Vinyl.
EXTERIOR:	Brick, vinyl siding.
INTERIOR:	Drywall.
PARKING:	2 underground parking spaces. (exclusive)
GARAGE:	Underground.
ZONING:	B1-206
TAXES:	\$4,535.87 (2024)
CONDO FEES:	\$712.84 monthly.

MANAGEMENT CO:	Royal Property Manager: Gabriella Faris 613-969-1144 x 350
STORAGE UNIT:	Storage in suite.
PET FRIENDLY:	Yes, restricted.
ROLL # / PIN #:	101103010013832 / 367200032
HEATING:	Electric heat pump
FIREPLACE:	Electric.
COOLING:	Central Air conditioning.
WATER/WASTE:	Municipal
AMENITIES:	Exercise room, Games room, Library, Pool, Party room, Visitor parking.
CONDO FEE INCLUDES:	Building Insurance, Building Maintenance, Common Elements, Ground Maintenance/Landscaping, Property Management Fees, Roof, Windows, Water.
CHATELS INCLUDED:	Fridge, Dishwasher, Stove, Microwave, Washer, Dryer (as is condition)
FIXTURES EXCLUDED:	None
SUGGESTED DEPOSIT:	\$20,000
SUGGESTED CLOSING:	Immediate

Visit Website:

- Full Home Inspection
- Status Certificate
- Total Property Video
- Schedule B
- Floor Plans
- Virtual Tour