

Property Member Full

1980 DOWNSVIEW DR Drive, Kingston, Ontario K0H 1S0

Listing

Member Full
Incomplete / Residential

Confidential for REALTORS® Only

MLS®#: **40274968**
List Price: **\$549,900**

Frontenac/Kingston/44 - City North of 401
Sidesplit/House/Detached



	Beds	Baths	Kitch
Main			1
Second	3	1	

Beds (AG+BG): **3 (3 + 0)**
 Baths (F+H): **1 (1 + 0)**
 SF Fin Total: **1,754**
 AG Fin SF Range: **1001 to 1500**
 AG Fin SF: **1,204/Other**
 BG Fin SF: **550/Other**
 DOM/CDOM
 Common Interest: **Freehold/None**
 Tax Amt/Yr: **\$2,896.42/2022**
 Lot Size: **0.620/Acres**

Seller: **CRAUSEN, JOSEPH LEONARD; CRAUSEN, BRENDA JANE**

Remarks/Directions

Public: **What a great place to call home! This incredibly well-maintained, home sits just 4 mins north of hwy 401 and less than 15 mins from Kingston's vibrant downtown core!. It is set on a quiet street and backs out onto pretty gardens, an expansive & well-manicured lawn and stunning, eastern views over fields where wildlife abound. This home offers a very comfy, home-y feel and is flooded with loads of natural light to enjoy. Upstairs you'll find 3 Br's & bath (with new vanity, toilet, and walk-in shower insert). Down a few steps to the main floor to find the kitchen w/granite counters & new porcelain tile flooring, and L-shaped Livrm/dinrm. The kitchen opens out to a patio, natural gas BBQ hook-up, and an amazing 13' x 15' sunroom set on a poured concrete pad. Rest assured! This sunroom will be appreciated and enjoyed! The spacious recroom (also bright with big windows) is where the fun is at where you can kick back, chill and watch a flick or enjoy fun with family and friends. The gas fireplace will definitely keep you cozy! Work from home? Need a play area for the young ones? An area of the recroom is naturally established for this purpose. Need a garage to store those extras? Or maybe as a workshop? Need not fear, you have one here! 16' x 22' for your car, stuff, workshop or gardening toys/needs. What about simply sitting out and maybe meeting the neighbours or enjoying an afternoon drink? The front of the home has a patio area ideally set up for this purpose! Be sure to see the floor plans and Vtour for the full experience! Plenty of updates have been made making this home very financially feasible! They include: C.Air, furnace, HWT, windows, doors, attic insulation, carpet, laminate & tile, dishwasher, eaves... be sure to review the detailed list! In order to ensure proper exposure, offers will be reviewed no earlier than 5 PM on June 20th. Be sure to book your viewing as this one is a gem and will be snatched up!**

REALTOR®: **Seller downsizing. Occupancy no earlier than Sept 15th. Some furniture and household items will be sold separately. A showing fee of \$100 and/or 50% of the selling side commission + HST will be withheld by the listing brokerage if they introduce/show cooperating brokerage's eventual buyer, buyer's spouse, partner, or immediate family member to the property through a private showing.**

Directions to Property: **north over Hwy 401 on Montreal Street/Battersea Road 3.7 kms to Downsview Drive, turn right - approx 3-4 minutes**

Common Elements

Exterior

Exterior Feat:	Patio(s)				
Construct. Material:	Aluminum Siding, Brick, Stone			Roof:	Asphalt Shingle
Shingles Replaced:	2012	Foundation:	Block	Prop Attached:	Detached
Year/Desc/Source:	1962//Other			Apx Age:	51-99 Years
Property Access:	Municipal Road			Rd Acc Fee:	
Other Structures:	Shed, Other			Winterized:	Fully Winterized
Pool Features:	None				
Garage & Parking:	Detached Garage//Outside/Surface/Open//Gravel Driveway				
Parking Spaces:	7	Driveway Spaces:	6.0	Garage Spaces:	1.0
Services:	Cell Service, Electricity, Garbage/Sanitary Collection, High Speed Internet, Natural Gas, Recycling Pickup, Telephone				
Water Source:	Drilled Well	Water Tmnt:	Water Softener	Sewer:	Septic
Lot Size Area/Units:	0.620/Acres	Acres Range:	0.50-1.99	Acres Rent:	
Lot Front (Ft):	90.77	Lot Depth (Ft):	231.00	Lot Shape:	Irregular
Location:	Rural	Lot Irregularities:		Land Lse Fee:	
Area Influences:	Quiet Area				
View:	Garden			Retire Com:	No
Topography:	Flat			Fronting On:	

Interior Feat:	Sump Pump, Upgraded Insulation, Water Heater Owned, Water Softener
Basement:	Partial Basement Basement Fin: Fully Finished

Laundry Feat: **In Basement, Lower Level, Sink**
 Cooling: **Central Air**
 Heating: **Forced Air, Gas**
 Fireplace: **1/Natural Gas, Rec Room**
 Under Contract: **None**
 Lease to Own: **None**
 Inclusions: **Dishwasher, Dryer, Garage Door Opener, Range Hood, Refrigerator, Stove, Washer, Window Coverings**
 Add Inclusions: **Shed, 13' x 15' Sunroom, Beer fridge in laundry**
 Exclusions: **windmill in front yard**
 Furnace Age: **5** Tank Age: **3** UFFI: **No**
 FP Stove Op: **Yes**
 Contract Cost/Mo: **0.00**

Property Information

Common Elem Fee: **No**
 Legal Desc: **LT 31, PL 843 ; S/T FR104384 KINGSTON TOWNSHIP**
 Zoning: **R1**
 Assess Val/Year: **\$221,000/2022**
 PIN: **363260174**
 ROLL: **101108027017000**
 Possession/Date: **Other/2022-09-15**
 Local Improvements Fee:
 Survey: **Boundary Only/ 1962**
 Hold Over Days: **0**
 Occupant Type: **Owner**
 Deposit: **15000**

Marketing

Showing Requirements: **Showing System, Lockbox**
 Showings:
 Showing Remarks: **Please use Showing Time to schedule. Easy to Show. Please be sure to remove shoes!**
 Lockbox Type: **Masterlock** Locbox Loc/Serial#: **Front Door/**
 Sign on Prop: **Yes**
 Possession: **Other**

Brokerage Information

List Date: **06/13/2022** Expiration Date: **09/13/2022** Int Bearing Bkg Trust Account: **No**
 Financing: **Seller To Discharge** SPIS: **No** Contact After Expired: **No**
 Buyer Agency Compensation Remarks: **2.0** Special Agreement: **No**
 Assignment Of Listing: **No** HST Applicable to Sale: **No**
 Offer Remarks: **Minimum \$15000 deposit, Offers to be reviewed no earlier than Monday, June 20/22 at 5 PM. No pre-emptives**
 Original List Price:
 List Brokerage: [SUTTON GROUP-MASTERS REALTY INC., BROKERAGE](#) Brkge #: **(613) 384-5500**
 List Salesperson: [KIM DONALDSON, Salesperson](#) Direct #: **(613) 384-5500**
 Email: kdonaldson@sutton.com L/SP Cell: **(613) 561-1677**
 Source Board: **KAREA**
Prepared By: KIM DONALDSON, Salesperson **Date Prepared: 06/12/2022**
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History

1980 DOWNSVIEW DR Drive, Kingston, Ontario K0H 1S0 **MLS®#: 40274968**

MLS# 40274968 Type: **Residential/House** CDOM: List Agt: [KAK2132](#)
 List Off: [SUTTON GROUP-MASTERS REALTY INC., BROKERAGE](#)



Rooms

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Room	Level	Dimensions	Dimensions (Metric)	Room Features
Kitchen	Main	12' 6" X 9' 3"	3.81 X 2.82	
Dining Room	Main	8' 0" X 9' 8"	2.44 X 2.95	
Living Room	Main	20' 6" X 13' 3"	6.25 X 4.04	
Bedroom Primary	Second	10' 5" X 15' 2"	3.17 X 4.62	
Bedroom	Second	10' 4" X 10' 11"	3.15 X 3.33	
Bedroom	Second	9' 11" X 11' 9"	3.02 X 3.58	
Bathroom	Second	5' 4" X 9' 4"	1.63 X 2.84	3-Piece
Recreation Room	Lower	20' 4" X 23' 4"	6.20 X 7.11	
Laundry	Lower	20' 5" X 5' 3"	6.22 X 1.60	

Map

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