



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 873 Danbury Road, located in Kingston's west end where timeless charm meets modern comfort.

This beautifully maintained family home welcomes you with a covered porch. Inside, the foyer offers a coat closet and a convenient main-level 2-piece bathroom. The warm and inviting living room features a stone-framed wood-burning fireplace and flows effortlessly into the spacious dining area — perfect for gatherings and entertaining.

The heart of the home is the remodelled (2024) eat-in kitchen, showcasing quartz countertops, a stylish tiled backsplash, a large island, pull-outs drawers throughout for optimal storage and function. Enjoy under-cabinet lighting, pot lights and a pantry area with additional counter space and pull-outs — a chef's delight! The kitchen looks onto a fully fenced backyard which features a new (2025) pressure-treated wood deck with sleek aluminum railing. Convenience is key with a side entrance and entry from the garage into a spacious mudroom, providing plenty of space for everyday essentials.

The upper-level features four bedrooms with gleaming hardwood floors and a 4-piece bathroom with dual access enhances convenience from the spacious primary bedroom with its large walk-in closet.

The fully finished basement adds even more living space, complete with a wood-burning fireplace enclosed in brick, a den perfect for a home office or playroom, laundry room and a cold storage room for added functionality.

Blending style, comfort, and everyday practicality, 873 Danbury Road is move-in ready and waiting for your family to call it home!

Property Details

ADDRESS: 873 Danbury Rd, Kingston, ON, K7M 6G7

TYPE: Single Family Detached

LEGAL DESCRIPTION: LT 931, PL 1617; S/T AN
UNREGISTERED HYDRO EASEMENT; S/T FR243708
KINGSTON TOWNSHIP

SQ. FT:	1,825' above ground, 965' below ground
BEDROOMS:	4; on second level
BATHS:	2; 2-piece on main level, 4-piece on second level
LAUNDRY:	In basement with a sink
BASEMENT:	Full, finished
AGE:	51 years (1974) (MPAC)
ELECTRICAL:	Fuse and breaker- (ESA certificate available)
ROOF:	Asphalt shingles
FOUNDATION:	Concrete block
FLOORS:	Hardwood, carpet, vinyl, linoleum
CEILINGS:	Drywall, stucco, tile, suspended ceiling
WINDOWS:	Vinyl
EXTERIOR:	Stone, vinyl
INTERIOR:	Drywall, wallpaper, wood paneling
PARKING:	Single-wide, paved, driveway
GARAGE:	Attached, single car, with loft storage
LOT SIZE:	55.0' by 110.0' (GeoWarehouse)
ZONING:	UR2 – Urban Rural

TAXES:	\$4,861.00 (2025)
ROLL #:	101108017122500
PIN #:	361060038
HIGH SPEED INTERNET:	Available
HEATING:	Forced air natural gas
COOLING:	Central air conditioning
RENTALS:	Hot water tank- \$64.02 quarterly.
WATER:	Municipal
WASTE:	Sewer
HOME INSPECTION:	Full version available at: www.gogordons.com
LOT DESCRIPTION:	Fully fenced, mature trees, deck
INCLUSIONS:	Dishwasher, fridge, stove, hood fan, washer, dryer
FIXTURES EXCLUDED:	None
SUGGESTED DEPOSIT:	5% of purchase price
SUGGESTED CLOSING:	Immediate

Visit Website:

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