

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](http://www.gogordons.com) to learn more about this valuable service.

Thank you for your interest in this property.

# Property Information

## Luxury Waterfront Living in Downtown Kingston

Welcome to **The Leeuwarden** at 350 Wellington Street Unit 410, one of Kingston's most sought-after waterfront addresses.

Perfectly positioned just steps from downtown, this bright and spacious 2 Bedroom plus Den, 2-Bathroom condo offers the ideal balance of vibrant city living and serene waterfront views.

From the moment you enter, you'll be impressed by the open-concept living and dining area, featuring a cozy fireplace, gleaming hardwood floors, and expansive windows that flood the space with natural light while framing views of the harbour and marina.

The well-designed kitchen offers excellent counter space, a centre island with additional storage, and ample cabinetry - perfect for both everyday living and entertaining.

The primary suite is a private retreat, complete with a walk-in closet and a 3-piece ensuite, thoughtfully separated from the second bedroom for added privacy. A main 4-piece guest bath adds convenience for visitors. The Den offers flexible space - ideal as a home office, reading nook, or optional third bedroom.

Step outside to your private balcony and take in the waterfront scenery, or enjoy the building's amenities, including a fitness room, guest suite, and inviting common spaces for social gatherings.

Unit 410 also boasts brand new tasteful carpeting in both bedrooms, a rare two dedicated parking spaces, a large in-suite utility/storage laundry room, and an additional storage locker on the lower level.

With Kingston's restaurants, boutiques, and cultural attractions just a short distance away - and the peaceful charm of waterfront living at your doorstep - this is a home that truly has it all.

## Property Details

**ADDRESS:** 410 - 350 Wellington Street, Kingston Ontario K7K 7J7

**TYPE:** Condominium Apartment

**LEGAL DESCRIPTION:** See Schedule B

SQ. FT:	1590 sq ft (MPAC)
BEDROOMS:	2 Bedrooms + Den
BATHS:	2; Main 4 piece guest bath, primary bedroom 3-piece ensuite.
LAUNDRY:	In suite laundry in spacious storage room
AGE:	2001 – 24 Years (MPAC)
EXTERIOR:	Brick
PARKING:	2 parking spots. Underground #46, Outside #15. Visitor parking.
TAXES:	\$6,277.07 (2024)
CONDO FEES:	\$1,266.16 include: Water, sewer, electricity, heat and air conditioning, building insurance, property management, ground maintenance
MANAGEMENT CO:	S. Shaver Management Inc.
STORAGE UNIT:	#34 Basement
PET FRIENDLY:	Yes - restrictions
ROLL #:	101103012008043
PIN #:	367590043

HEATING:	Electric, Forced Air
COOLING:	Yes/Central Air
WATER/WASTE:	Municipal
STATUS CERTIFICATE:	Available
AMENITIES:	Exercise Room, Guest Suite, Party/Meeting Room, Visitor Parking
CONDO CORP:	Frontenac Standard Condominium Corporation No. 59
CHATELS INCLUDED:	Fridge, stove, dishwasher, microwave range, stacked washer/dryer.
SPECIAL ASSESSMENT:	Property management will provide the amount owed early 2026, work est. to begin late 2026.
SUGGESTED DEPOSIT:	\$20,000
SUGGESTED CLOSING:	Immediate

## Visit Website:

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