GORDON'S
DOWNSIZING &
ESTATE SERVICES

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 waterfront living at 166 Lakeshore Boulevard! Now being offered by its original owners, this exclusive Reddendale address could be your forever home.

Built in 1978 and approximately 2,363 square feet, this 4-level side split features 3 bedrooms, 2.5 bathrooms and has a floor plan that will appeal to both families and entertainers alike!

Beautifully maintained, the property shows pride of ownership with exceptional details like hand crafted oak paneling in the family room and gold-plated bathroom fixtures in the ensuite bath and powder room.

Overlooking Horsey Bay, relax on the covered cedar deck with its natural gas bbq, privacy screen and glass railings or walk down to the level shoreline with its pebble and sand beach for a swim on a hot summer day.

Beautifully landscaped with a patterned interlock driveway, irrigation system and decorative fountain, the unfenced yards offer a sense of community and provide open views of the bay and Lake Ontario in this wonderful waterfront community.

Recent updates include; Shingles 2018, Insulation & Eves troughs 2018, Leaf Filter Gutter Guard 2020, Furnace/Hot Water Tank 2011

Property Details

ADDRESS: 166 Lakeshore Blvd., Kingston, ON K7M 6R5
TYPE: Detached 4 Level Side Split
LEGAL DESCRIPTION: LT 32, PL 1629; KINGSTON TOWNSHIP

SQ. FT:	2,363 sq ft +/- above grade
BEDROOMS:	3
BATHS:	2.5: 2 pc powder room on main level, 4 pc family bath on 3rd level, 5 pc ensuite with infloor heating, gold plated taps and fittings, jetted soaker tub, separate shower, stacked laundry in discreet closet, skylight
LAUNDRY:	Primary bedroom ensuite stacked in louvered closet
BASEMENT:	Partial, finished, sump pump (behind furnace)
AGE:	1978, 43 years
ELECTRICAL:	200-amp breakers
ROOF:	Asphalt shingle, 2018
FOUNDATION:	Block
FLOORS:	Broadloom, tile, vinyl
CEILINGS:	Textured, crown moulding, drywall, suspended, vaulted
WINDOWS:	Vinyl
EXTERIOR:	Stone, brick, aluminum, cedar deck with natural gas bbq, privacy screen and glass railing, interlock patio and walkway
INTERIOR:	Drywall, wallpaper, custom oak panelling, brick, panelling
PARKING:	Double, private, interlock, 4+ cars
GARAGE:	Attached double car garage with pedestrian door, back yard access, garage door opener with keypad and inside access

LOT SIZE:	70’ x 215’ x 25’ x 272’ irregular Dog Legged shaped lot
SHORELINE:	25’ pebble, stone, sand beach
ZONING:	R1-3
TAXES:	$7,712.96 (2021)
ROLL #:	101108002103200
PIN #:	361190098
HIGH SPEED INTERNET:	Available
HEATING:	Forced air gas, with baseboard back ups, radiant in floor heat in primary bathroom
FIREPLACE:	2; Wood fireplace in living room (no longer used and chimney has been capped-there is a gas line in place for conversion. Gas fireplace in main floor family room
COOLING:	Central air conditioning
RENTALS:	Alarm system
WATER/WASTE:	Municipal / Sewer
LOT DESCRIPTION:	Waterfront, landscaped, irrigation, irregular shaped (dog legged), level, fountain (ornamental only)
CHATTELS INCLUDED:	Fridge, stove, dishwasher, Microwave, washer, dryer, hot water tank
FIXTURES EXCLUDED:	None
SUGGESTED DEPOSIT:	$50,000
SUGGESTED CLOSING:	November 30/TBA

Visit Website:

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