



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 6 Metcalfe Avenue — a spacious and well-maintained two-storey home situated on a mature corner lot adorned with perennial gardens and trees. With an attached two-car garage and timeless curb appeal, this property offers both comfort and convenience.

Step inside to find a bright living room featuring a large bay window, beautiful original cove moulding and a cozy wood-burning fireplace set in distinctive center brickwork that seamlessly connects the living room to the kitchen. The kitchen offers ample cabinetry, Corian countertops, and a tiled backsplash, while a separate family room and convenient two-piece bath provide additional main floor living space. From here, step out to a covered patio—perfect for relaxing or entertaining.

Upstairs, you'll find three generously sized bedrooms and a large four-piece bath. The finished basement extends the home's versatility with a fourth bedroom, a three-piece bath, laundry area complete with a dual sink and extra storage space. A tall, finished crawl space provides even more room for organization.

The private backyard includes a shed for outdoor storage, and the home's prime location is just steps from schools and public transit.

6 Metcalfe Avenue is ideal for growing families or anyone seeking space and flexibility—ready for its next chapter!

Property Details

ADDRESS: 6 Metcalfe Ave, Kingston, ON, K7M2W6

TYPE: Single-Family Residential

LEGAL DESCRIPTION: LT 250, PL 1158; S/T FR135325; KINGSTON; SUBJECT TO EXECUTION 91-015158, IF ENFORCEABLE; SUBJECT TO EXECUTION 93-017499, IF ENFORCEABLE; SUBJECT TO EXECUTION 93-018203, IF ENFORCEABLE

SQ. FT:	1,730' above grade; 1,123' below grade (MPAC)
BEDROOMS:	4; 3 on second level, 1 basement level
BATHS:	3; 4- piece on second level, 2- piece on main level, 3- piece in basement
LAUNDRY:	Basement
BASEMENT:	Fully finished, with a tall, finished crawl space
AGE:	59 years (1966) (MPAC)
ELECTRICAL:	200-amp breaker panel
ROOF:	Asphalt shingles
FOUNDATION:	Concrete block
FLOORS:	Carpet, original hardwood under carpet, ceramic, vinyl, tile.
CEILINGS:	Drywall, acoustic tile (in basement bedroom)
WINDOWS:	Vinyl
EXTERIOR:	Brick, wood, metal siding
INTERIOR:	Drywall/plaster, paneling
PARKING:	Double wide, 4-car paved driveway
GARAGE:	Double car garage
LOT SIZE:	66.78' by 110.59' (GeoWarehouse)

ZONING:	UR7 – Urban Residential Zone
TAXES:	\$5462.29 (2025)
ROLL #:	101106021006100
PIN #:	360100035
HEATING:	Forced air natural gas, electric baseboard
COOLING:	Central air conditioning
RENTALS:	None
WATER:	Municipal
WASTE:	Sewer
LOT DESCRIPTION:	Corner lot, private, mature trees and shrubs, close to bus routes
INCLUSIONS:	Built-in oven, built-in over the range microwave, stovetop, dishwasher, fridge, washer, dryer, water softener system (all as is condition)
FIXTURES EXCLUDED:	None
SUGGESTED DEPOSIT:	5% of purchase price
SUGGESTED CLOSING:	Immediate

Visit Website:

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- Full Zoning Provisions
- Total Property Video
- Schedule B
- Floor Plans
- Virtual Tour