



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 1112 Featherstone Court, a beautifully maintained raised bungalow townhome in one of Kingston's most desirable west-end neighborhoods.

Enter the home and find a bright and welcoming living and dining space. The kitchen is designed for both everyday living and entertainment, featuring a tiled backsplash, double sink, abundant cabinetry, and a convenient pantry with pull-out drawers. The main floor further features two spacious bedrooms and 4-piece bathroom. The large primary suite is complete with a stylish 3-piece ensuite boasting stone countertops and a bonus sunroom area — the perfect spot to unwind with a book or enjoy the morning sunlight. The second bedroom offers generous double closets, allowing ample storage.

The fully finished walk-out basement extends your living space with a cozy gas fireplace, a 3-piece bathroom, and access to a beautiful wood deck and landscaped backyard. Stone retaining walls and mature greenery create a sense of privacy and calm. Beside the home, a large shed sits on a concrete pad, ideal for garden storage. The attached garage features a newly repoured concrete floor completed in the past year, a heater, automatic opener, and built-in storage. Convenient inside entry to the basement adds to the home's thoughtful design.

1112 Featherstone Court offers a quiet, family-friendly environment while remaining close to all west-end amenities—schools, shopping, and transit. Just minutes

away lies Lemoine’s Point Conservation Area, one of Kingston’s most cherished natural spaces, where you can enjoy scenic walking trails, waterfront views, and year-round outdoor recreation. This is not just a beautiful home, but a lifestyle that blends modern living with the tranquility of nature.

Property Details

ADDRESS: 1112 Featherstone Court, Kingston, ON, K7M 8R5
TYPE: Single Family Row/Town
LEGAL DESCRIPTION: PT LT 24, PL 1960, PT 1, 13R11204;
KINGSTON TOWNSHIP

SQ. FT:	1,066’ above ground; 1,066’ below ground (MPAC)
BEDROOMS:	2; both on main floor
BATHS:	3; 2 on main (4-piece and 3-piece ensuite), 1 in basement (3-piece)
LAUNDRY:	In basement with sink and storage
BASEMENT:	Full, finished
AGE:	33 years (1992) (MPAC)
ELECTRICAL:	100-amp breaker panel
ROOF:	Asphalt shingle (2006), new roof vents (2023)
FOUNDATION:	Concrete block
FLOORS:	Vinyl, carpet, tile, foam
CEILINGS:	Stucco, drywall, Vinyl, carpet, tile, foam floors
WINDOWS:	Vinyl
EXTERIOR:	Brick, vinyl

INTERIOR:	Drywall
PARKING:	Double wide, paved, private
GARAGE:	Single car
LOT SIZE:	39.1' by 146.65' (GeoWarehouse)
ZONING:	UR2 – Urban Residential Zone
TAXES:	\$3,841.52 (2025)
ROLL # / PIN #	101108004104800 / 362710050
HEATING:	Forced air natural gas, electric baseboard
COOLING:	Central air conditioning
RENTALS:	Hot Water rental is \$39.14 monthly
WATER/WASTE:	Municipal
LOT DESCRIPTION:	Landscaped, mature gardens, sunroom
INCLUSIONS:	Dishwasher, stove, hood fan, fridge, washer, dryer, (all as is condition)
FIXTURES EXCLUDED:	None
SUGGESTED DEPOSIT:	\$20,000
SUGGESTED CLOSING:	Immediate

Visit Website:

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