



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 726 Millwood Drive, a beautifully maintained and thoughtfully designed bungalow home located in Kingston's west end where you can enjoy a quiet, serene atmosphere while still being able to take advantage of the proximity to excellent schools, nearby parks, scenic walking trails, and an array of amenities. This inviting 3-bedroom, 2-bath home offers a perfect blend of comfort, style, and functionality.

From the moment you arrive, the charm of the large covered front porch sets the tone for what awaits inside. Step through the front door into a bright, open-concept main floor featuring vaulted ceilings and gleaming hardwood. The spacious living and dining areas flow seamlessly with the kitchen and bright breakfast nook. The well-appointed and efficient kitchen includes a double sink and plenty of counter and cabinet space, making meal preparation both easy and enjoyable.

The primary bedroom offers a relaxing retreat with both a double closet and a generous walk-in closet, providing ample storage. An additional bedroom and a full bath complete the main level, offering flexibility for family, guests, or a home office. Downstairs, the fully finished basement extends the living space with a comfortable family room—perfect for movie nights, games, or quiet relaxation. A second full bath and bedroom add to the home's convenience and practicality.

Outside, enjoy your own private oasis in the fully fenced backyard. The large deck, complemented by a remote-control awning, provides the ideal setting for outdoor dining or relaxing in the shade.

With its warm atmosphere, thoughtful layout, and desirable features, 726 Millwood Drive is ready to welcome you home.

Property Details

ADDRESS: 726 Millwood Drive, Kingston, ON, K7M8Z2

TYPE: Single-Family Rowhouse/ Townhouse

LEGAL DESCRIPTION: PT BLK 11 PL 1981 BEING PTS 3 & 7, 13R13613 ; S/T ROW OVER PT 7 13R13613 IN FAVOUR OF THE OWNERS OOF PTS 1,2,5,6,8, 13R13613 AS IN LT748; T/W EASMNT OVER PTS 2,4, 13R13613 AS IN LT6604, T/W ROW OVER PTS 5,6,8, 13R13613 AS IN LT6604, S/T EASMNT OVER PT 3 13R13613 AS IN LT604 KINGSTON

SQ. FT:	1,178 above grade, 1,178 below grade (MPAC)
BEDROOMS:	3; 2 on main, 1 in basement, Primary includes walk in closet as well as double closets.
BATHS:	2; 4-piece on main, 3-piece in basement
LAUNDRY:	Main floor laundry hook-ups
BASEMENT:	Full, finished
AGE:	28 years (1997) (MPAC)
ELECTRICAL:	100-amp breaker panel
ROOF:	Asphalt shingle
FOUNDATION:	Concrete block
FLOORS:	Hardwood, carpet, tile, vinyl, cement
CEILINGS:	Drywall, stucco, tile
WINDOWS:	Vinyl
EXTERIOR:	Brick
INTERIOR:	Drywall, wood panelling
PARKING:	Single wide paved private driveway
GARAGE:	Single car garage

LOT SIZE:	25.62' by 127.52' (GeoWarehouse)
ZONING:	UR2 – Urban Residential Zone
TAXES:	\$4,137.03 (2025)
ROLL #:	101108012325015
PIN #:	361110197
HIGH SPEED INTERNET:	Available
HEATING:	Forced air natural gas
COOLING:	Central air conditioning
RENTALS:	None
WATER:	Municipal
WASTE:	Sewer
HOME INSPECTION:	Full version available at: www.gogordons.com
LOT DESCRIPTION:	Mature lot, mature trees
INCLUSIONS:	Clothing line in backyard, awning for back deck, gas stove, dishwasher, hood fan, fridge, chest freezer
FIXTURES EXCLUDED:	None
SUGGESTED DEPOSIT:	5% of purchase price
SUGGESTED CLOSING:	Immediate

Visit Website:

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