

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 to learn more about this valuable service.

Thank you for your interest in this property.

Property Information

Welcome to The Bayshore, a well-managed condominium in coveted Portsmouth Village perfectly situated for an easy commute to Queen's University, Kingston's hospitals, nearby shopping, and scenic walking trails along Lake Ontario.

This freshly painted 1-bedroom, 1-bathroom suite with deeded parking offers 749 sq ft of bright, comfortable living space, featuring new luxury vinyl plank flooring throughout the foyer, kitchen, living/dining area, and the spacious primary bedroom.

The galley-style kitchen includes a double sink and a newer Bosch dishwasher, while the large 4-piece bathroom offers ceramic tile flooring and a tub/shower with grab bars for added convenience. A generous in-unit storage room provides excellent utility, complemented by additional communal storage for bikes and seasonal items.

Enjoy abundant natural light through large northwest-facing windows and a patio door that opens to your nearly 200 sq ft private balcony; a wonderful extension of your living space.

Building amenities include an expansive lounge/party room with south-facing views over Lake Ontario, and a heated outdoor pool and BBQ area overlooking the lake, main-floor communal laundry facilities, guest suite, visitor parking, and an exterior storage building for bikes and seasonal storage.

A fantastic opportunity to live in one of Kingston's favourite communities. Perfect for first-time buyers, downsizers, and anyone looking for a relaxed lifestyle near the lake.

Property Details

ADDRESS: 205-1 Mowat Ave, Kingston, ON, K7M 1J8

TYPE: Condominium apartment

LEGAL DESCRIPTION: UNIT 5, LEVEL 2, FRONTENAC CONDOMINIUM PLAN NO. 13; PT LTS 13 & 14, PL 54, PART 1, 13R4951, MORE FULLY DESCRIBED IN SCHEDULE 'A' OF DECLARATION FR360605 (AMENDED BY FC37045) ; KINGSTON

SQ. FT:	749 ft ² interior (as per plans) + large balcony
BEDROOMS:	1 (nearly 200 sq ft)
BATHS:	1 (4-pc main)
LAUNDRY:	Common laundry room
BALCONY:	Large northwest facing balcony (~185 sq ft)
AGE:	1965 (60 years)
ELECTRICAL:	60 amp
FLOORS:	Luxury vinyl plank, ceramic tile
EXTERIOR:	Brick
PARKING:	Deeded parking (#19)
STORAGE:	In-unit storage room plus communal storage
ZONING:	B1.62
TAXES:	\$2,887.92 (2025)
CONDO FEES:	\$895.35
MANAGEMENT CO:	Bendale
PET FRIENDLY:	Restricted (see status certificate)
ROLL #:	1011 070 090 00109 0000
PIN #:	367130010
HIGH SPEED INTERNET:	Available

HEATING:	Hot water radiator
COOLING:	Wall unit in living/dining
RENTALS:	None
WATER:	Municipal
WASTE:	Municipal
STATUS CERTIFICATE:	Available upon request
AMENITIES:	Lounge/party room, outdoor pool, waterfront patio, BBQ area, guest suite, party room, laundry, car wash area,
CONDO FEE INCLUDES:	Heat, water/sewer, exterior maintenance, snow removal, landscaping, common elements
CHATELS INCLUDED:	Bosch dishwasher, window coverings
FIXTURES EXCLUDED:	None
SUGGESTED DEPOSIT:	\$10,000
SUGGESTED CLOSING:	Immediate (flexible)

Visit Website:

- Status Certificate
- Schedule B
- Floor Plans
- Virtual Tour