

Property Details

ADDRESS: 45 Point Crescent, Kingston, ON K7M 3P2
TYPE: Detached Bungalow
LEGAL DESCRIPTION: LT 3, PL 353; KINGSTON TOWNSHIP

SQ. FT:	1,211 +/- sq. ft. as per floor plans provided- interior measurements (above grade)
BEDROOMS:	3+1
BATHS:	2.5; 1 4-piece main, 1 2-piece main, 1 4-piece basement
LAUNDRY:	Basement
BASEMENT:	Full, Fully Finished, Above grade windows
AGE:	1962, 59 years
ELECTRICAL:	Breakers 100 Amps
ROOF:	Asphalt
FOUNDATION:	Block
FLOORS:	Mixture, broadloom, sheet vinyl, vinyl tiles, slate
CEILINGS:	Drywall, stucco, crown moulding, ceiling tiles
WINDOWS:	Vinyl, wood
EXTERIOR:	Brick, aluminium
INTERIOR:	Drywall, panelling, wallpaper
PARKING:	Double, paved, 6 cars
GARAGE:	Attached, single, EGDO, inside entry
LOT SIZE:	82.54' x 149.51 irregular
SHORELINE:	Lake Ontario, rocky, clean, 61.15' (Geowarehouse)

ZONING:	EPA, R1-3
TAXES:	\$7,479.86 (2020)
ROLL #:	1011 080 010 11300
PIN #:	361190186
HIGH SPEED INTERNET:	Available
HEATING:	Baseboard Electric
FIREPLACE:	2 - Wood Burning (Living Room & Basement) Noncompliant-Chimneys have been capped
COOLING:	None
RENTALS:	None
WATER:	Municipal
WASTE:	Sewer
HOME INSPECTION:	Available upon request
LOT DESCRIPTION:	Waterfront, level
CHATELS INCLUDED:	Electric light fixtures, wall oven, cooktop, window coverings, washer, dryer, freezer, firewood
FIXTURES EXCLUDED:	None
SUGGESTED DEPOSIT:	\$50,000.00
SUGGESTED CLOSING:	Immediate

Visit Website:

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