



*Bright & Spacious Bungalow
Perfect for Easy Downtown Living!*

216 Regent St., Kingston, ON

Beautiful and well-maintained home in the heart of Kingston.

This cozy bungalow has a great floor plan that is designed for easy living with the foyer opening up to a bright and open dining room with direct access to the galley-style kitchen. The current primary bedroom is located at the front of the home with a full 4-pc bathroom beside the bedroom. The living room flows into a glorious family room with large patio doors that lead to the private rear yard. The living room could be changed into a bedroom by closing the doors that connect to the family room. The partially developed basement features a rec-room area and a laundry/utility room. The backyard is an oasis with gardens, a play structure and a wonderful clubhouse for kids. The lane way is a shared, paved lane that leads to a single care detached garage plus there is additional parking for 2 or more cars on the lane itself. Immaculate home sitting in downtown Kingston, close to all amenities.

X12337379

\$ \$575,000

2 Bedrooms

1 Bathroom

0.119 Acres

Your Total Real Estate Package!

Tammy & Heath Gurr

Royal LePage ProAlliance Realty, Brokerage



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(613) 273-9595



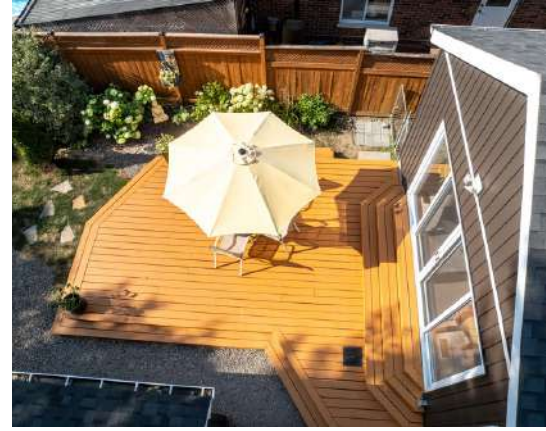
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Kingston, ON**

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Features

Beautiful and well-maintained home in the heart of Kingston.

- This cozy bungalow has a great floor plan that is designed for easy living with the foyer opening up to a bright and open dining room with direct access to the galley-style kitchen.
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- The living room flows into a glorious family room with large patio doors that lead to the private rear yard. The living room could be changed into a bedroom by closing the doors that connect to the family room.
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- Immaculate home sitting in downtown Kingston, close to all amenities.

Directions

- Regent Street south of Princess

MORE INFORMATION

Property Highlights

This charming downtown Kingston bungalow blends classic character with modern upgrades, offering a turnkey home in a prime location. Key features include:

- **Recent Upgrades:** New roof (2021, 10-year transferable warranty), updated windows & patio doors (2018–2023), and durable vinyl siding.
- **Efficient Systems:** 9-year-old furnace, sump pump, and improved drainage for worry-free living.
- **Stylish Touches:** Granite countertops, ceramic flooring, and fresh board-and-batten garage exterior.
- **Outdoor Oasis:** Landscaped backyard with a children's cabin, play structure, and dusk-to-dawn lighting.

Expenses:

Property Taxes	Utilities (Avg.)	Water Heater Rental
\$4,407.00	Winter: \$325–\$350/month Summer: \$200–\$250/month	~\$35/month (Enercare)

Included Items

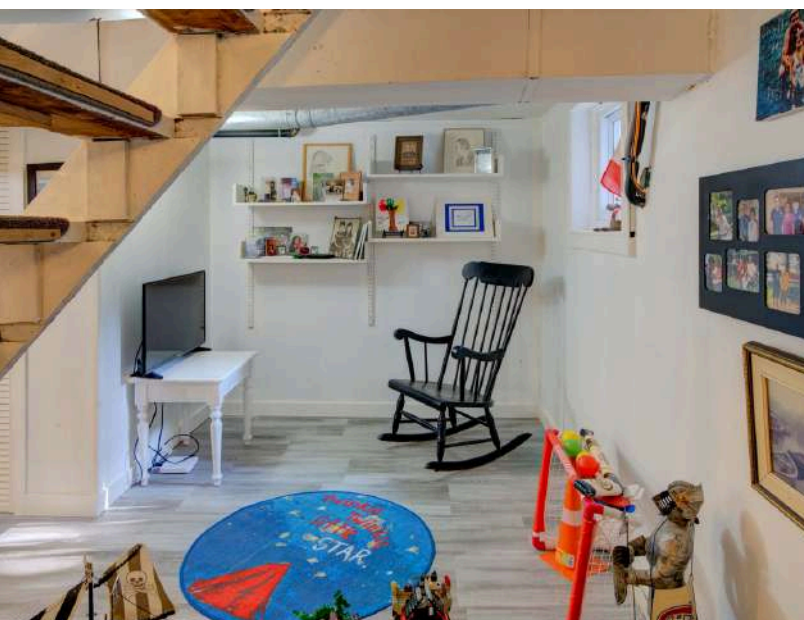
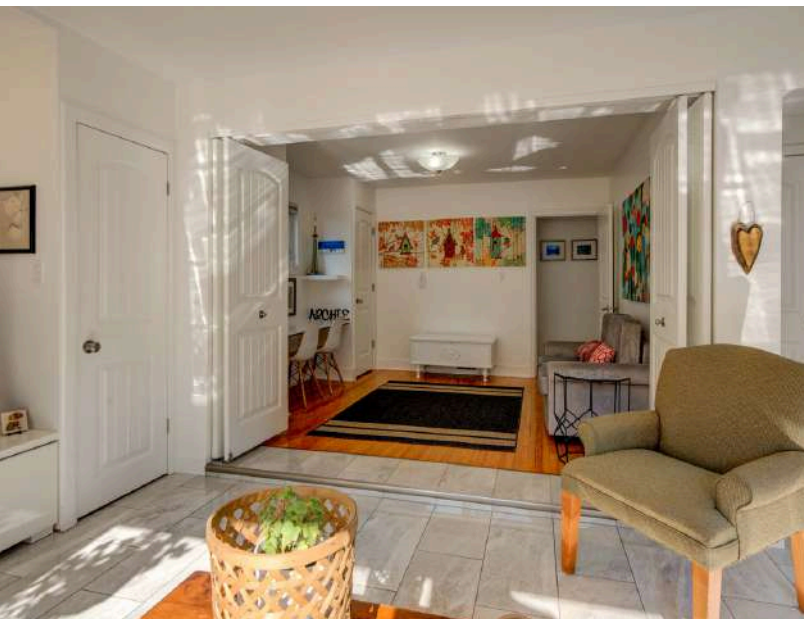
- Stove, refrigerator, microwave
- Washer, dryer
- Window coverings (blinds & curtains)



GALLERY

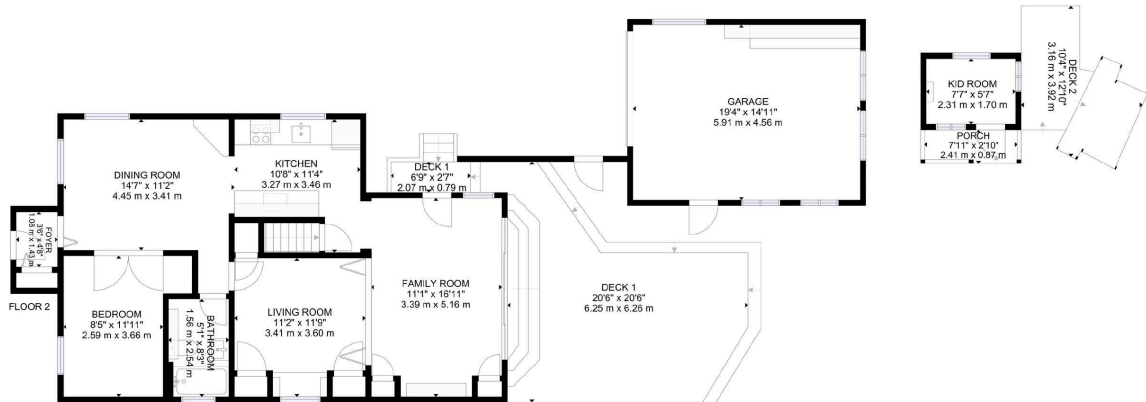


GALLERY

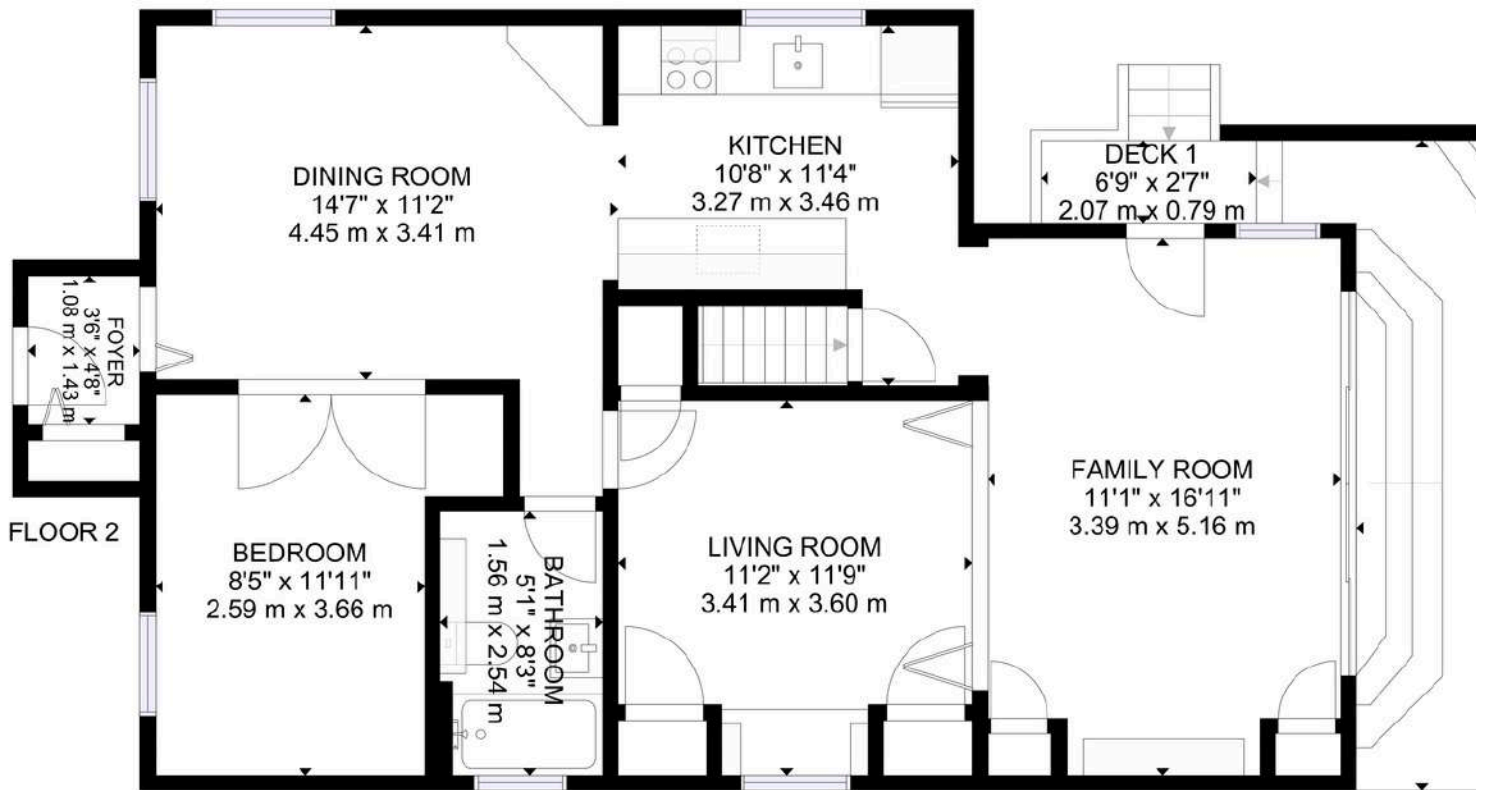


FLOOR PLAN

Floorplan with Backyard Layout



Main Floor



GROSS INTERNAL AREA

FLOOR 1: 553 sq.ft, 51 m², FLOOR 2: 872 sq.ft, 81 m²

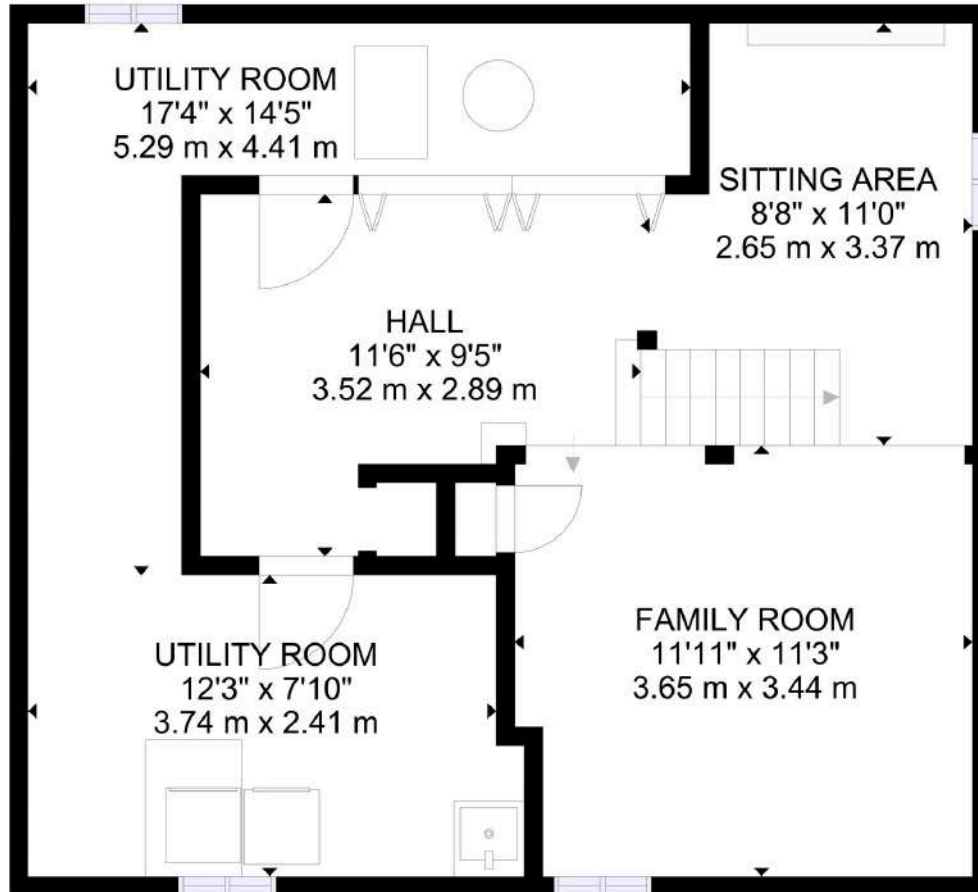
EXCLUDED AREA: DECK 1: 316 sq.ft, 29 m², DECK 2: 92 sq.ft, 8 m², GARAGE: 290 sq.ft, 27 m², PORCH: 25 sq.ft, 2 m²

TOTAL: 1425 sq.ft, 132 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

FLOOR PLAN

Basement



FLOOR 1

GROSS INTERNAL AREA

FLOOR 1: 553 sq.ft, 51 m², FLOOR 2: 872 sq.ft, 81 m²

EXCLUDED AREA: DECK 1: 316 sq.ft, 29 m², DECK 2: 92 sq.ft, 8 m², GARAGE: 290 sq.ft, 27 m², PORCH: 25 sq.ft, 2 m²

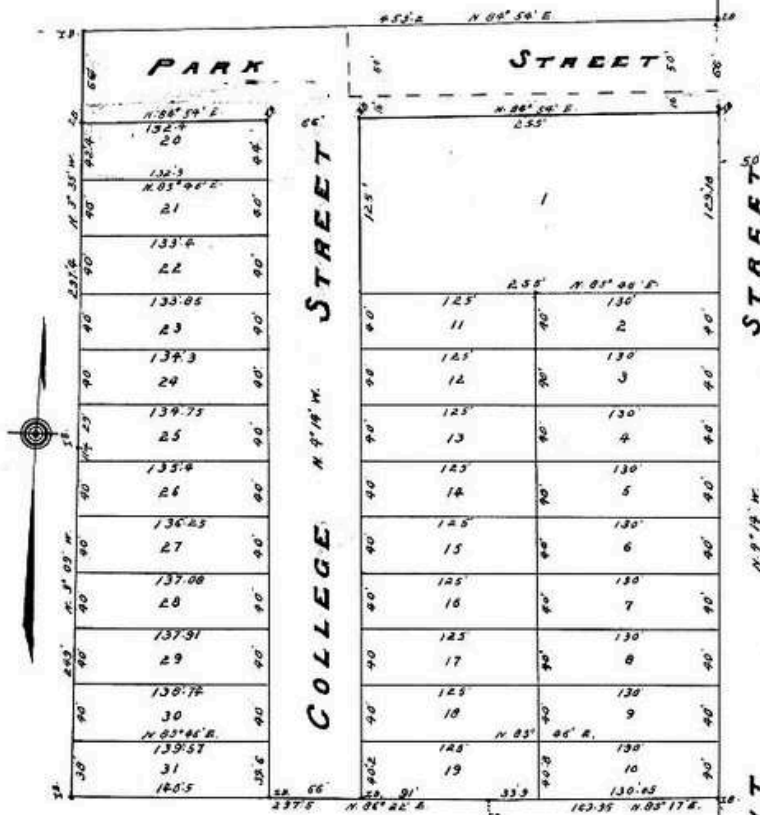
TOTAL: 1425 sq.ft, 132 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

SURVEY

"REGENT PARK"
BEING A SUBDIVISION OF PART OF FARM LOT 21
IN THE FIRST CONCESSION: TOWNSHIP OF KINGSTON
AND IN THE
CITY OF KINGSTON
Scale 60"=1"

July 16th 1941



REGISTRAR'S CERTIFICATE

I hereby certify that this plan was at the request of the registered owners entered and registered in the Registry Office at Kingston and Frontenac at 10.45 O'clock A.M. on the 20th day of October 1941 as Number 189.

D. J. Giblin
Registrar

SURVEYOR'S CERTIFICATE

I hereby certify that this plan accurately shows the manner in which the land included therein has been surveyed and sub-divided by me, and that this plan represents a true copy of the field notes taken in connection with the survey thereof, and that the said plan is prepared in accordance with the provisions of the Registry Act and Survey Act.

Campbell J. Smith
Ontario Land Surveyor

Seal

OWNER'S CERTIFICATE

Lots 1 to 31, inclusive, coloured pink, and streets coloured blue are laid out according to our instructions and said streets are hereby dedicated as Public Highways.

John F. Price
Witness

MORTGAGEE'S CERTIFICATE

Hereby consent to the filing of this plan.

Witness Mortgagee

MUNICIPAL CONSENT

The Town Planning Commission of the City of Kingston hereby consents to the filing of this plan.

Clifford A. Curtis
Chairman

J. Warkner Secretary

The Municipal Council of the City of Kingston hereby consents to the filing of this plan.

W. H. Warkner Mayor

J. Warkner Clerk

CERTIFIED TO BE A TRUE COPY OF PLAN REGISTERED IN THE REGISTRY OFFICE FOR THE REGISTRY DIVISION OF

DATE _____ REGISTRAR _____

The Ontario Railway and Municipal Board approves at the registration of this plan.
Attest 15th 1941 *P. H. Landerson*
City Secretary

AFFIDAVIT

CANADA
Province of Ontario
County of Frontenac
To Wit: I make oath I say
1. That I was personally present and did see this plan and a duplicate thereof duly signed and sealed by

the parties thereto.
2. That the said plan and duplicate were signed by the said parties at the

3. That I know the said parties
4. That I am a subscribing witness to said signing.
Sworn before me at the City of Kingston County of Frontenac This 14th day of October 1941

P. H. Landerson
A Commissioner



189
189

SCOTT ST.

INTERACTIVE LINKS

Virtual Tour



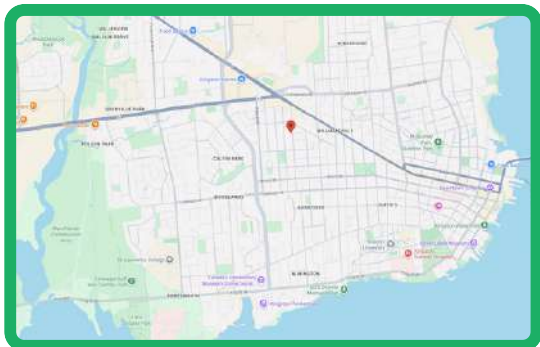
Scan the QR Code or Visit:
<https://my.matterport.com/show/?m=VjC4hG3Ahxy>

Video Tour



Scan the QR Code or Visit:
<https://youtu.be/Y1JZm18B6z8>

Google Map



Scan the QR Code or Visit:
<https://maps.app.goo.gl/cJ8oEN6qEwBipJvV6>

Panorama View



Scan the QR Code or Visit:
<https://360panos.org/panos/216RegentStreet/>

MLS LISTING



216 Regent St
Kingston Ontario K7L 4K3
 Kingston 14 - Central City East Frontenac
SPIS: N **Taxes: \$4,407/2025** **DOM: 0**
List: \$575,000 For: Sale

Detached **Front On: W** **Rms: 7**
Link: N **Acre:** **Bedrooms: 2**
 Bungalow **Washrooms: 1**
 1x4xMain

Lot: 40 x 130 Feet Irreg:
Dir/Cross St: Regent Street / Dunlop Street
Directions: Regent Street south of Princess

MLS#: X12337379 **PIN#:** 360220120

Possession Remarks: TBD

Kitchens: 1
Fam Rm: Y
Basement: Full / Part Bsmt
Fireplace/Stv: N
Heat: Forced Air / Gas
A/C: Central Air
Central Vac: N
Apex Age: 51-99
Apex Sqft: 700-1100
Lot Size Source: GeoWarehouse
Roof: Fibreglass Shingle
Foundation: Concrete Block
Assessment:
POTL:
POTL Mo Fee:
Elevator/Lift:
Laundry Lev:
Phys Hdcap-Eqp: Lower

Exterior: Brick / Vinyl Siding
Gar/Gar Spcs: Detached / 1
Park/Drive: Mutual Mutual 2
Drive: Drive 3 None
Park Spcs: Tot
Prk Spcs: UFFI:
Pool: Energy
Cert: Cert Level:
GreenPIS: Prop
Feat:
 Family Room, Fenced Yard, Golf, Hospital,
 Place Of Worship, School, Wooded/Treed
Exterior Feat:
 Deck, Landscaped, Privacy, Year Round Living
Interior Feat:
 Carpet Free, Primary Bedroom - Main
 Floor, Water Heater, Sump Pump
Security Feat:
 Carbon Monoxide Detectors, Smoke
 Detector

Zoning:
Cable TV: Y Y
Hydro: Y Y
Gas: Well
Phone:
Water:
Water Supply
Type:
Sewer: Sewers
Spec Desig: Unknown
Farm/Agr:
Waterfront:
Retirement:
Under Contract: Hot Water Tank-Gas
HST Applicable to: Not Subject to HST
Sale Price:
Oth Struct: Playground
Survey Type: None

Topography: Level, Wooded/Treed

#	Room	Level	Length (ft)	Width (ft)	Description
1	Kitchen	Main	10.5	x7.87	Tile Floor
2	Prim Bdrm	Main	11.15	x8.2	Hardwood Floor
3	2nd Br	Main	11.15	x10.5	Hardwood Floor
4	Family	Main	17.06	x10.83	Tile Floor
5	Bathroom	Main	7.87	x5.25	Tile Floor
6	Dining	Main	14.11	x11.15	Hardwood Floor
7	Rec	Bsmt	21.98	x 11.48	Laminate
8	Laundry	Bsmt	12.47	x8.2	Concrete Floor
9	Foyer	Main	4.59	x3.61	Hardwood Floor

Client Remks: Beautiful and well-maintained home in the heart of Kingston. This cozy bungalow has a great floor plan that is designed for easy living with the foyer opening up to a bright and open dining room with direct access to the galley-style kitchen. The current primary bedroom is located at the front of the home with a full 4-pc bathroom beside the bedroom. The living room flows into a glorious family room with large patio doors that lead to the private rear yard. The living room could be changed into a bedroom by closing the doors that connect to the family room. The partially developed basement features a rec-room area and a laundry/utility room. The backyard is an oasis with gardens, a play structure and a wonderful clubhouse for kids. The lane way is a shared, paved lane that leads to a single care detached garage plus there is additional parking for 2 or more cars on the lane itself. Immaculate home sitting in downtown Kingston, close to all amenities.

Inclusions: Stove, Refrigerator, Microwave, Washer, Dryer, Blinds and Curtains

Listing Contracted With: ROYAL LEPAGE PROALLIANCE REALTY, BROKERAGE **Ph:** 613-273-9595



Questions? Contact us:

Tammy & Heath Gurr

Royal LePage ProAlliance Realty, Brokerage



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Your Total Real Estate Package!