



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 Link: N Bungalow	Front On: W Acre:	Rms: 7 Bedrooms: 2 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 Apx Age: 51-99 Apx Sqft: 700-1100 Lot Size Source: GeoWarehouse Roof: Fibreglass Shingle Foundation: Concrete Block Assessment: POTL: POTL Mo Fee: Elevator/Lift: Laundry Lev: Lower Phys Hdcap-Eqp:	Exterior: Brick / Vinyl Siding Gar/Gar Spcs: Detached / 1 Park/Drive: Mutual Drive: Mutual Drive Park Spcs: 2 Tot Prk Spcs: 3 UFFI: Pool: None 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 Hydro: Y Gas: Y Phone: Y Water: Well Water Supply Type: Sewer: Sewers Spec Desig: Unknown Farm/Agr: Waterfront: Retirement: Under Contract: Hot Water Tank-Gas HST Applicable to Sale Price: Not Subject to HST Oth Struct: Playground Survey Type: None
--	---	---

Topography: Level, Wooded/Treed					
#	Room	Level	Length (ft)	Width (ft)	Description
1	Kitchen	Main	10.5	x 7.87	Tile Floor
2	Prim Bdrm	Main	11.15	x 8.2	Hardwood Floor
3	2nd Br	Main	11.15	x 10.5	Hardwood Floor
4	Family	Main	17.06	x 10.83	Tile Floor
5	Bathroom	Main	7.87	x 5.25	Tile Floor
6	Dining	Main	14.11	x 11.15	Hardwood Floor
7	Rec	Bsmt	21.98	x 11.48	Laminate
8	Laundry	Bsmt	12.47	x 8.2	Concrete Floor
9	Foyer	Main	4.59	x 3.61	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
--