

Charming Bungalow Near Downtown Kingston



592 Division St., Kingston ON

Charming home in a prime location close to downtown Kingston.

Ideal property for a first-time home buyer, someone looking to downsize or an investment property. This well-maintained bungalow is warm and inviting and features 2 bedrooms, one bathroom, an open dining and living room area and a front mudroom for those muddy boots. The kitchen is located near the back of the home as well as a laundry area and a sunny and large room at the far end that leads to a back deck and overlooks the rear yard. The basement is full and undeveloped and offers plenty of storage space. The rear yard is nicely fenced, and a detached garage sits at the end of the driveway, giving plenty of space for parking. Ideally located within walking distance to downtown Kingston and all amenities or to the bus stop to travel to other areas of the city. Great opportunity to own a home close to vibrant and bustling downtown Kingston!

X12105108

\$ \$395,500

B 2 Bedrooms

B 1 Bathroom

↕ 1855 Sq Ft

Your Total Real Estate Package!

Tammy & Heath Gurr

Royal LePage ProAlliance Realty, Brokerage



www.gurreathomes.com

info@gurreathomes.com

(613) 273-9595



Not intended to solicit clients under contract. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. Used under license. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.



Table of Contents

**592 Division St.
Kingston ON**

Features	3
Floorplan	4
Aerial Images	5
Interactive Links	6
MLS Listing	7
Contact Information	8



Features

- Charming home in a prime location close to downtown Kingston.
- Ideal property for a first-time home buyer, someone looking to downsize or an investment property.
- This well-maintained bungalow is warm and inviting and features 2 bedrooms, one bathroom, an open dining and living room area and a front mudroom for those muddy boots. The kitchen is located near the back of the home as well as a laundry area and a sunny and large room at the far end that leads to a back deck and overlooks the rear yard.
- The basement is full and undeveloped and offers plenty of storage space.
- The rear yard is nicely fenced, and a detached garage sits at the end of the driveway, giving plenty of space for parking.
- Ideally located within walking distance to downtown Kingston and all amenities or to the bus stop to travel to other areas of the city. Great opportunity to own a home close to vibrant and bustling downtown Kingston!

Recent Upgrades

- New back deck installed in 2021
- Reinforcement of the basement wall (far side from the road) in 2021, with yard grading to direct water away from the house
- New water heater installed in 2022

Inclusions

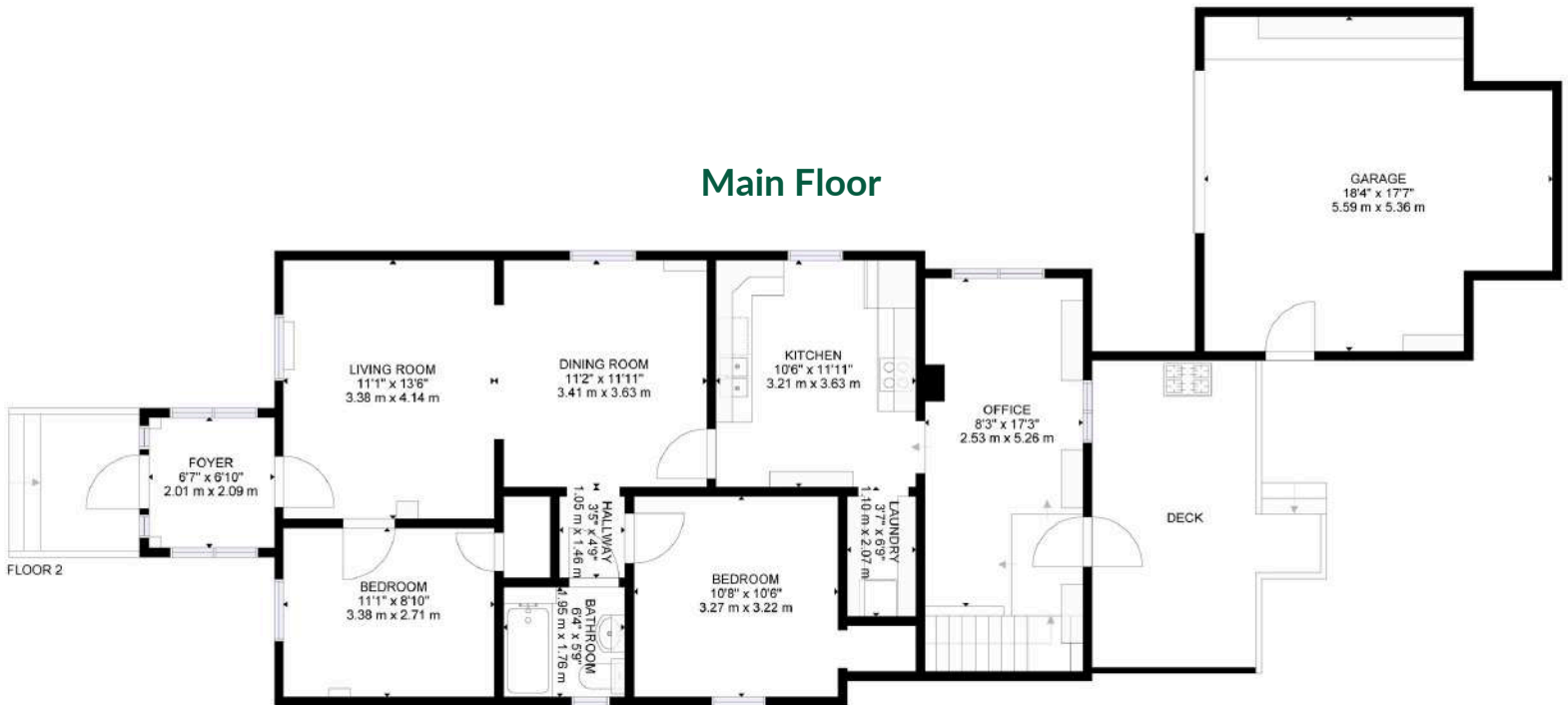
- Fridge, stove, microwave, oven, washer, dryer, water heater, dishwasher, all curtains, drapes and blinds

Directions

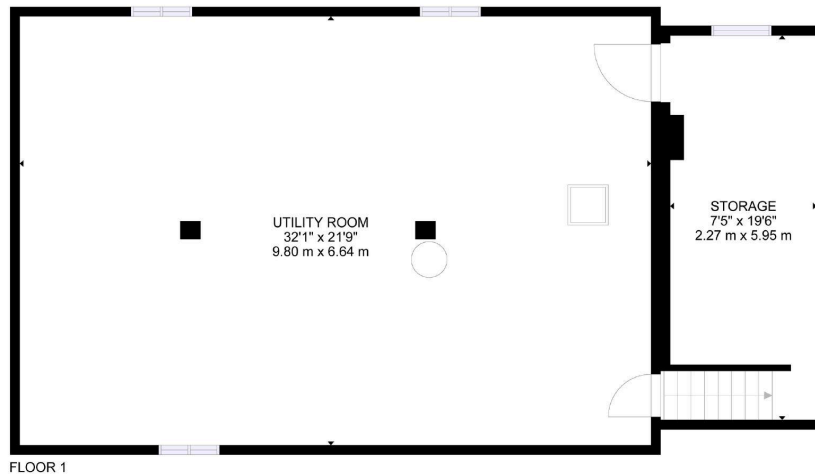
- Division Street / Fraser Street

FLOOR PLANS

Main Floor



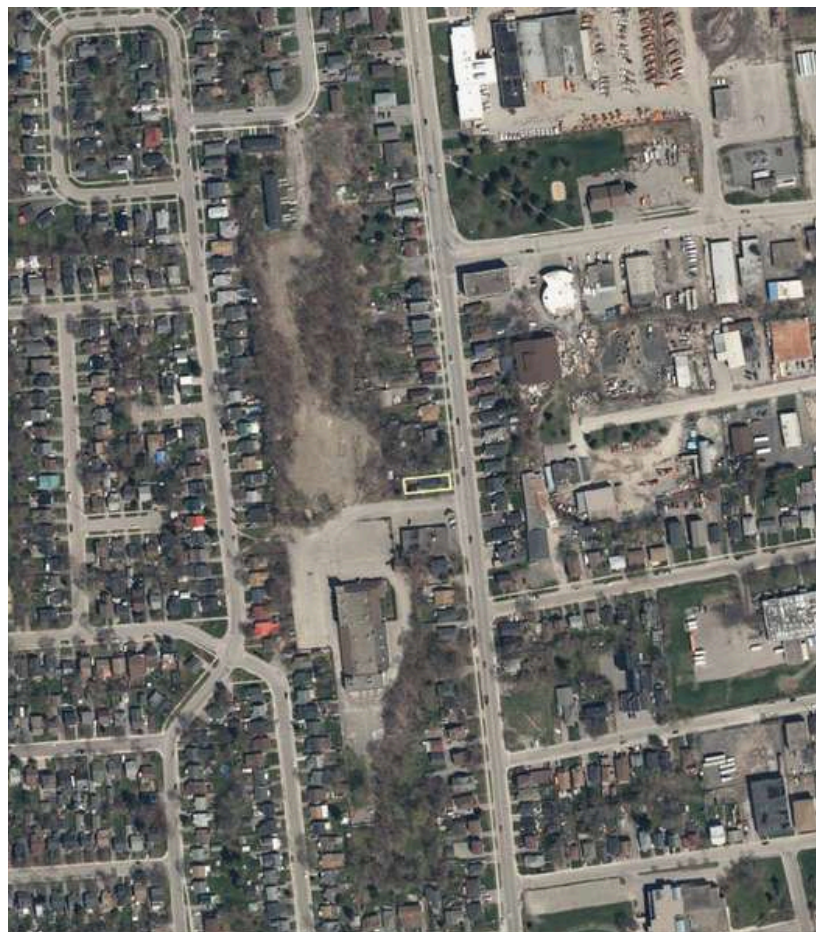
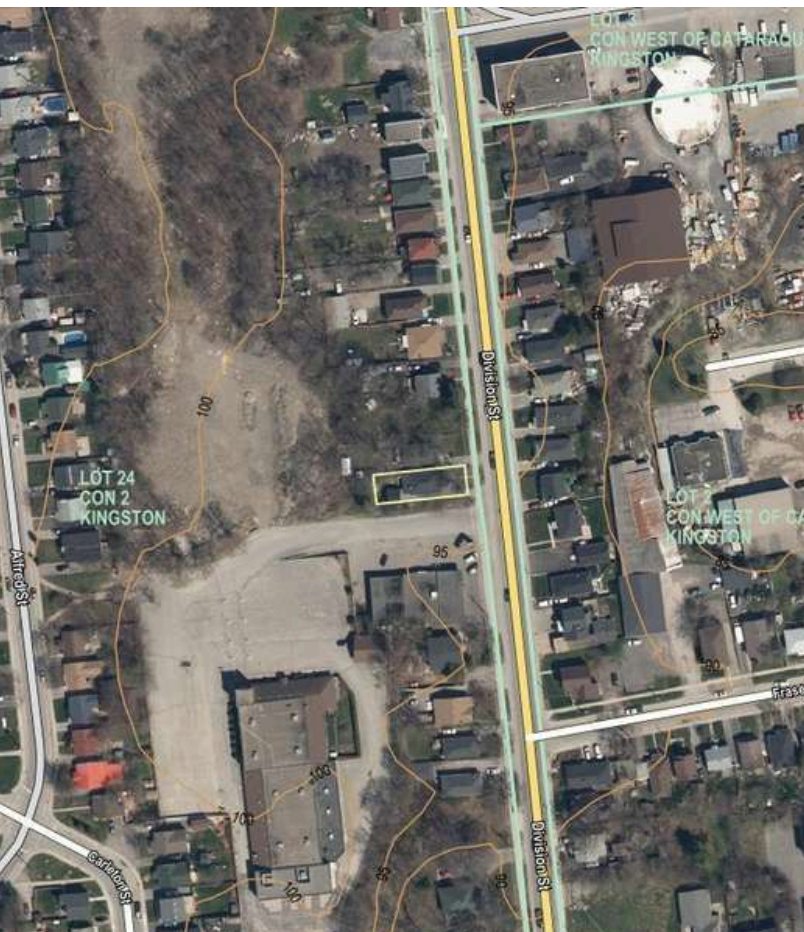
Basement



GROSS INTERNAL AREA
 FLOOR 1: 865 sq.ft, 80 m², FLOOR 2: 990 sq.ft, 92 m²
 EXCLUDED AREA: GARAGE: 285 sq.ft, 26 m², DECK: 150 sq.ft, 14 m²
 TOTAL: 1855 sq.ft, 172 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

AERIAL IMAGES



INTERACTIVE LINKS

Virtual Tour



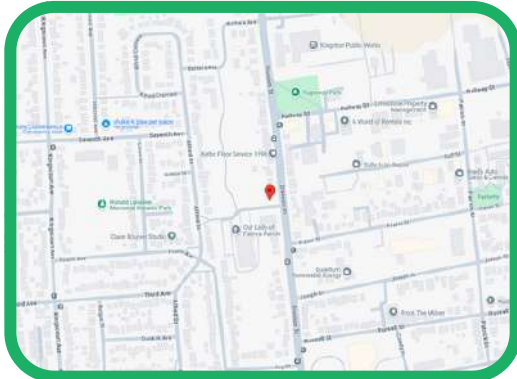
Scan the QR Code or Visit:
<https://my.matterport.com/show/?m=pVcYMWXqFPG>

Video Tour



Scan the QR Code or Visit:
https://youtu.be/9_MYJ-byjkM

Google Maps



Scan the QR Code or Visit:
<https://maps.app.goo.gl/fixnEXSGVDos5rKw6>

Panorama



Scan the QR Code or Visit:
<https://360panos.org/panos/592DivisionSt/>

MLS LISTING



592 Division St **List: \$394,500 For: Sale**
Kingston Ontario K7K 4B6
 Kingston 22 - East of Sir John A. Blvd Frontenac
SPIS: N **Taxes: \$3,091.16/2024** **DOM: 17**
 Detached **Front On: W** **Rms: 9**
Link: N **Acre: < .50** **Bedrooms: 2**
 Bungalow **Washrooms: 1**
1x4xMain
Lot: 35 x 110 Feet Irreg: 0.088
Dir/Cross St: Division Street / Fraser Street

MLS#: X12105108 **PIN#: 360690021**

Possession Remarks: TBD

Kitchens: 1 Fam Rm: N Basement: Full / Unfinished Fireplace/Stv: N Heat: Forced Air / Gas A/C: None Central Vac: N Apx Age: 700-1100 Apx Sqft: Assessment: POTL: POTL Mo Fee: Elevator/Lift: Laundry Lev: Main Phys Hdcap-Eqp: Topography: Flat, Level	Exterior: Vinyl Siding Drive: Private Gar/Gar Spcs: Detached / 1 Drive Park Spcs: 2 3 None Tot Prk Spcs: UFFI: Pool: Energy Cert: Cert Level: GreenPIS: Prop Feat: Hospital, Level, Library, Park, Place Of Worship, Public Transit	Zoning: A5 Cable TV: Y Hydro: Y Gas: Y Phone: A Water: Municipal Water Supply: Sewers Sewer: Unknown Spec Desig: Farm/Agr: Waterfront: Retirement: Oth Struct:
---	--	---

Rural Services:

Cable Available, Cell Services, Electricity Connected, Garbage
 Pickup, Internet High Speed, Municipal Water: To Lot Line, Recycling
 Pickup, Street Lights, Telephone Available

#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Main	13.45	x10.83	Hardwood Floor
2	Foyer	Main	6.89	x 6.23	Laminate
3	Br	Main	10.83	x8.86	Hardwood Floor
4	Dining	Main	11.81	x10.5	Hardwood Floor
5	Bathroom	Main	6.23	x5.58	Vinyl Floor
6	Br	Main	10.5	x10.83	Hardwood Floor
7	Kitchen	Main	11.81	x10.5	Vinyl Floor
8	Laundry	Main	6.23	x3.94	Vinyl Floor
9	Sunroom	Main	17.06	x 6.56	Laminate

4 Pc Bath

Client Remks: Charming home in a prime location close to downtown Kingston. Ideal property for a first-time home buyer, someone looking to downsize or an investment property. This well-maintained bungalow is warm and inviting and features 2 bedrooms, one bathroom, an open dining and living room area and a front mudroom for those muddy boots. The kitchen is located near the back of the home as well as a laundry area and a sunny and large room at the far end that leads to a back deck and overlooks the rear yard. The basement is full and undeveloped and offers plenty of storage space. The rear yard is nicely fenced, and a detached garage sits at the end of the driveway, giving plenty of space for parking. Ideally located within walking distance to downtown Kingston and all amenities or to the bus stop to travel to other areas of the city. Great opportunity to own a home close to vibrant and bustling downtown Kingston!

Extras:

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



Questions? Contact us:

Tammy & Heath Gurr

Royal LePage ProAlliance Realty, Brokerage



Westport Office:
7 Spring Street, P.O. Box 148,
Westport, ON K0G 1X0

www.gurreathomes.com
info@gurreathomes.com
(613) 273-9595

Kingston Office:
640 Cataraqui Woods Drive
Kingston, ON K7P 2Y5

Your Total Real Estate Package!