

# Charming Bungalow Near Downtown Kingston

PRICE  
REDUCED



## 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!

# X12019491

\$ \$424,900

2 Bedrooms

1 Bathroom

1855 Sq Ft

*Your Total Real Estate Package!*

**Tammy & Heath Gurr**

Royal LePage ProAlliance Realty, Brokerage



[www.gurreathomes.com](http://www.gurreathomes.com)

[info@gurreathomes.com](mailto:info@gurreathomes.com)

**(613) 273-9595**



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Kingston ON**

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## 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

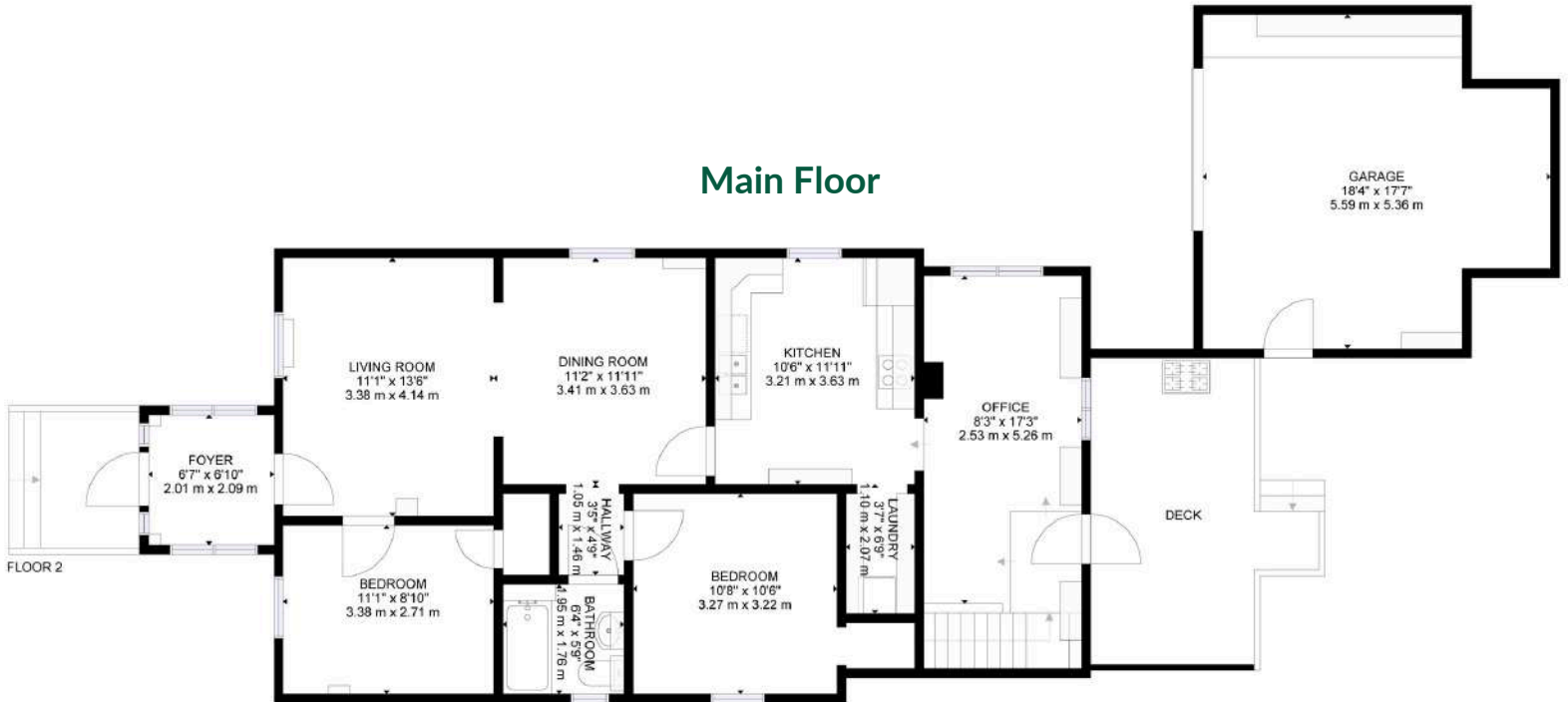
- Fridge, stove, microwave, oven, washer, dryer, water heater, dishwasher, all curtains, drapes and blinds

## Directions

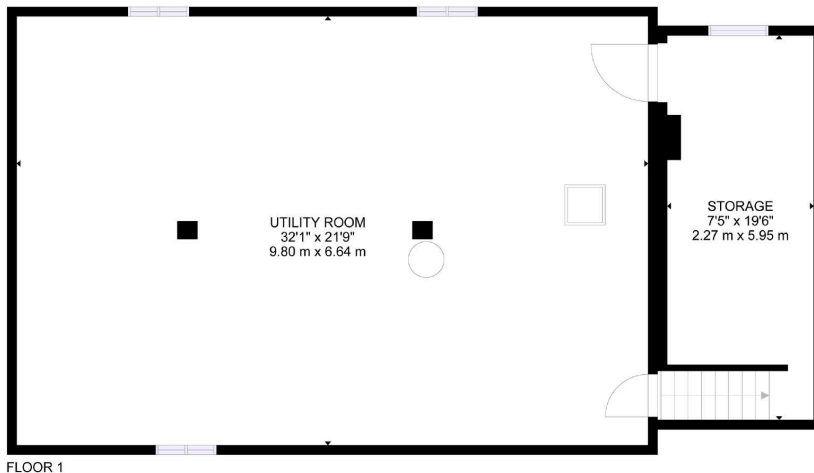
- Division Street / Fraser Street

# FLOOR PLANS

## Main Floor



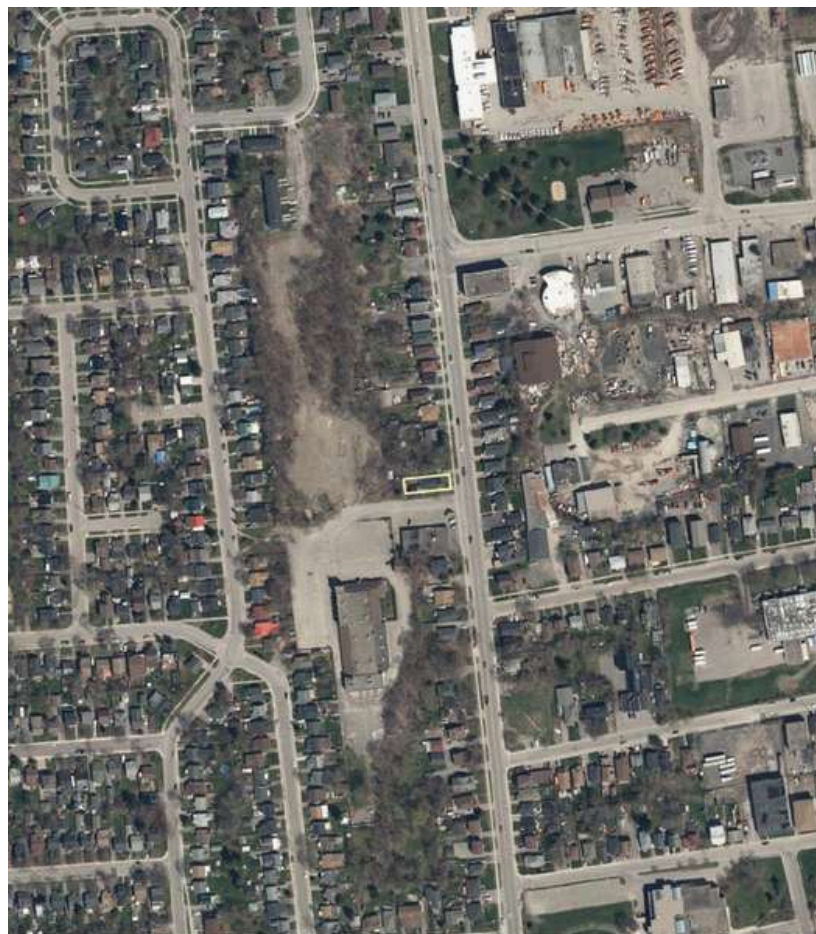
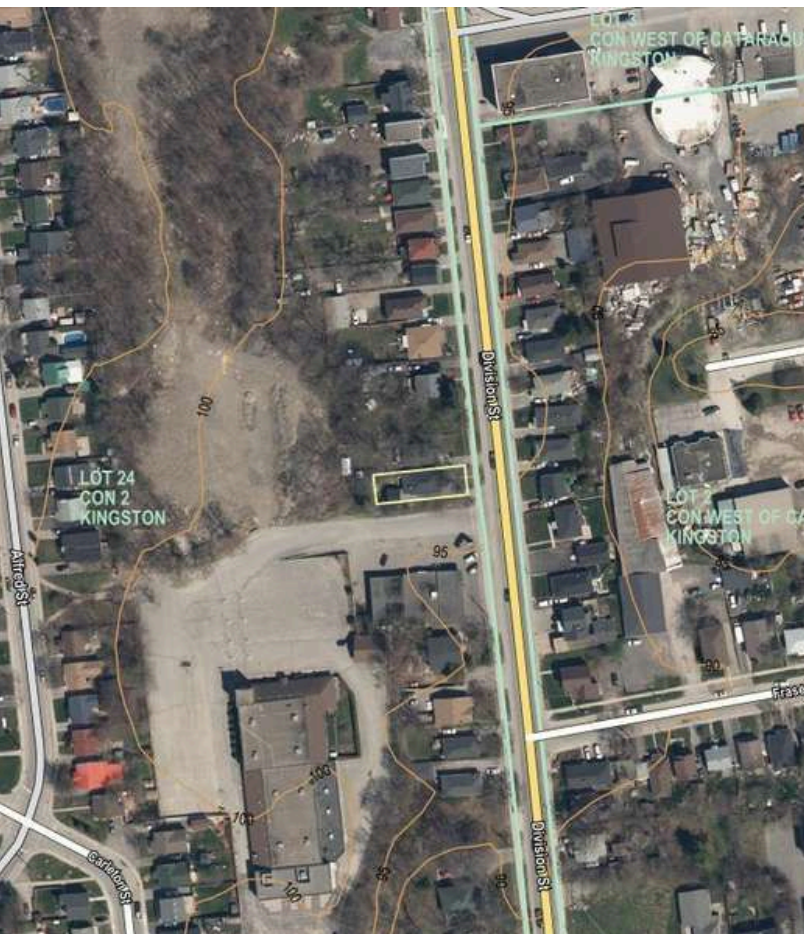
## Basement



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

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



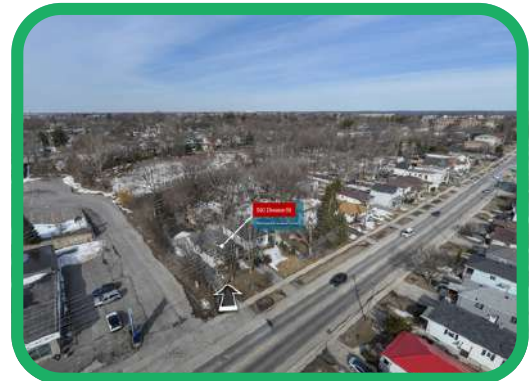
Scan the QR Code or Visit:  
[https://youtu.be/9\\_MYJ-byjkm](https://youtu.be/9_MYJ-byjkm)

## 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: \$424,900 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#: X12019491** **PIN#: 360690021**  
**Possession Remarks: TBD**

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

**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



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*Your Total Real Estate Package!*