



592 Division St
Kingston Ontario K7K 4B6
 Kingston 22 - East of Sir John A. Blvd Frontenac
SPIS: N **Taxes:** \$3,091.16/2024 **DOM:** 17
List: \$424,900 For: Sale

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

Kitchens: 1
Fam Rm: N
Basement: Full / Unfinished
Fireplace/Stv: N
Heat: Forced Air / Gas
A/C: None
Central Vac: N
Apx Age:
Apx Sqft: 700-1100
Assessment:
POTL:
POTL Mo Fee:
Elevator/Lift:
Laundry Lev: Main
Phys Hdcap-Eqp:

Exterior: Vinyl Siding
Drive: Private
Gar/Gar Spcs: Detached / 1
Drive Park Spcs: 2
Tot Prk Spcs: 3
UFFI:
Pool: None
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:
Sewer: Sewers
Spec Desig: Unknown
Farm/Agr:
Waterfront:
Retirement:
Oth Struct:

Topography: Flat,Level **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	x 10.83	Hardwood Floor
2	Foyer	Main	6.89	x 6.23	Laminate
3	Br	Main	10.83	x 8.86	Hardwood Floor
4	Dining	Main	11.81	x 10.5	Hardwood Floor
5	Bathroom	Main	6.23	x 5.58	Vinyl Floor
6	Br	Main	10.5	x 10.83	Hardwood Floor
7	Kitchen	Main	11.81	x 10.5	Vinyl Floor
8	Laundry	Main	6.23	x 3.94	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