



	592 Division St Kingston Ontario K7K 4B6 Kingston 22 - East of Sir John A. Blvd Frontenac SPIS: N Taxes: \$3,091.16/2024 DOM: 0			List: \$394,500 For: Sale	
	Detached Link: N Bungalow		Front On: W Acre: < .50	Rms: 9 Bedrooms: 2 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: 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					