

# 1040 HUDSON Drive, Kingston, Ontario K7M 5K8

Listing

Client Full

[1040 HUDSON Dr Kingston](#)

MLS®#: 40199243

**Active / Residential**

Price: **\$529,000**



## Frontenac/Kingston/37 - South of Taylor-Kidd Blvd Multi-Level Split/House

	Beds	Baths	Kitch
Lower		1	
Main			1
Second	3	1	

Beds: **3 ( 3 + 0 )**  
 Baths: **2 ( 1 + 1 )**  
 SF Fin Total: **1,500/Other**  
 SF Fin Range: **1001 to 1500**  
 AG Fin SF: **1,500.00/Other**  
 BG Fin SF: **/Other**  
 Common Interest: **Freehold/None**  
 Tax Amt/Yr: **\$3,673/2021**

### Remarks/Directions

Public Rmks: **West-end home for sale! Located in a desirable neighbourhood in Kingston, this multi-level side split family home is ready for a new owner. The main floor of this home consists of a large living room and a "U" shaped oak kitchen with attached dining room. Down a few steps is a family room with a warm and cozy wood burning fireplace and patio door leading out to the patio and fully fenced rear yard. Upstairs is a full, 4pc bathroom, a master bedroom and two further bedrooms. Downstairs there is a 2pc bathroom and a large recreation room with a door leading up to the back yard. Down a couple more steps brings you to the lowest level of the home and here you will find a laundry room, utility room and an additional room that could become a kids play area or an office. The location is ideal for access to schools, shopping, entertainment and restaurants. This home has been well cared for and is ready for the next family to enjoy it for years to come. Offers will be presented January 17th at 11 am.**

Directions: **Bayridge Drive, west on Hudson Drive, follow to #1040**

### Common Elements

#### Exterior

Exterior Feat: **Patio(s), Porch**  
 Construct. Material: **Aluminum Siding, Brick, Stone**  
 Shingles Replaced: Foundation: **Block**  
 Year/Desc/Source: // Roof: **Asphalt Rolled Detached**  
 Property Access: **Municipal Road** Apx Age: **Unknown**  
 Other Structures: **Shed** Rd Acc Fee: Winterized: **Fully Winterized**  
 Garage & Parking: **Attached Garage//Private Drive Double Wide//Asphalt Driveway**  
 Parking Spaces: **5** Driveway Spaces: **4.0** Garage Spaces: **1.0**  
 Parking Level/Unit: Parking Assigned: Sewer: **Sewer (Municipal)**  
 Services: **Cable, Cell Service, Electricity, Garbage/Sanitary Collection, High Speed Internet, Natural Gas, Recycling Pickup, Telephone**  
 Water Source: **Municipal** Water Tmnt:  
 Lot Size Area/Units: **0.179/Acres** Acres Range: **< 0.5** Acres Rent:  
 Lot Front (Ft): **64.99** Lot Depth (Ft): **120.00** Lot Shape:  
 Location: **Urban** Lot Irregularities: Land Lse Fee:  
 Area Influences: **Airport, Business Centre, Downtown, Golf, Hospital, Landscaped, Playground Nearby, Public Transit, Schools, Shopping Nearby**  
 Topography: **Rolling, Wooded/Treed** Fronting On: **East**  
 Restrictions: Exposure: **West**

#### Interior

Interior Feat: **Ceiling Fans**  
 Security Feat: **Carbon Monoxide Detector(s), Smoke Detector(s)**  
 Basement: **Full Basement** Basement Fin: **Fully Finished**  
 Basement Feat: **Walk-Out, Walk-Up**  
 Laundry Feat: **In Basement**  
 Cooling: **Central Air**  
 Heating: **Fireplace-Wood, Forced Air, Gas, Gas Hot Water**  
 Fireplace: **1/Family Room, Wood** FP Stove Op: **Yes**  
 Under Contract: **Hot Water Heater** Contract Cost/Mo:  
 Inclusions: **Carbon Monoxide Detector, Dishwasher, Garage Door Opener, Microwave, Refrigerator, Smoke Detector, Window Coverings**  
 Exclusions: **Standing Freezer, 2 Mini Fridges**

Property Information

Common Elem Fee: **No**

Local Improvements Fee:

Legal Desc: **LT 374 PL 1568 ; S/T FR197405, FR197802 ; KINGSTON TOWNSHIP**  
 Zoning: **R1-3**  
 Assess Val/Year: **\$272,000/2016**  
 PIN: **361230178**  
 ROLL: **101108017004400**  
 Possession/Date: **Flexible/**

Survey: **None/**  
 Hold Over Days: **60**  
 Occupant Type: **Owner**  
 Deposit: **5000**

Brokerage Information

List Date: **01/11/2022**  
 List Brokerage: [ROYAL LEPAGE PROALLIANCE REALTY, BROKERAGE](#)   
 Source Board: **KAREA**

**Prepared By: TAMMY GURR, Broker**

**Date Prepared: 01/11/2022**

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Rooms

**MLS®#: 40199243**

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Dimensions (Metric)</u>	<u>Room Features</u>
<b>Living Room</b>	<b>Main</b>	<b>22' 7" X 10' 10"</b>	<b>6.88 X 3.30</b>	<b>Hardwood floor</b>
<b>Dining Room</b>	<b>Main</b>	<b>11' 7" X 9' 4"</b>	<b>3.53 X 2.84</b>	<b>Hardwood floor</b>
<b>Kitchen</b>	<b>Main</b>	<b>13' 7" X 12' 8"</b>	<b>4.14 X 3.86</b>	<b>Vinyl Flooring</b>
<b>Family Room</b>	<b>Main</b>	<b>11' 11" X 23' 8"</b>	<b>3.63 X 7.21</b>	<b>Laminate</b>
<b>Foyer</b>	<b>Main</b>	<b>7' 8" X 8' 6"</b>	<b>2.34 X 2.59</b>	<b>Vinyl Flooring</b>
<b>Bedroom Primary</b>	<b>Second</b>	<b>10' 5" X 15' 2"</b>	<b>3.17 X 4.62</b>	<b>Hardwood floor</b>
<b>Desc: Parquet</b>				
<b>Bedroom</b>	<b>Second</b>	<b>11' 8" X 9' 10"</b>	<b>3.56 X 3.00</b>	<b>Hardwood floor</b>
<b>Desc: Parquet</b>				
<b>Bedroom</b>	<b>Second</b>	<b>10' 8" X 10' 9"</b>	<b>3.25 X 3.28</b>	<b>Hardwood floor</b>
<b>Desc: Parquet</b>				
<b>Bathroom</b>	<b>Second</b>	<b>5' 5" X 10' 1"</b>	<b>1.65 X 3.07</b>	<b>4-Piece, Vinyl Flooring</b>
<b>Bathroom</b>	<b>Lower</b>	<b>5' 1" X 4' 0"</b>	<b>1.55 X 1.22</b>	<b>2-Piece, Vinyl Flooring</b>
<b>Recreation Room</b>	<b>Lower</b>	<b>22' 3" X 23' 2"</b>	<b>6.78 X 7.06</b>	<b>Carpet</b>
<b>Laundry</b>	<b>Lower</b>	<b>10' 10" X 7' 9"</b>	<b>3.30 X 2.36</b>	<b>Vinyl Flooring</b>
<b>Utility Room</b>	<b>Lower</b>	<b>8' 10" X 11' 9"</b>	<b>2.69 X 3.58</b>	
<b>Bonus Room</b>	<b>Lower</b>	<b>11' 1" X 11' 7"</b>	<b>3.38 X 3.53</b>	<b>Vinyl Flooring</b>

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