

# 257 BATH Road Unit #501, Kingston, Ontario K7M 7T3

Listing

Client Full  
**Active / Residential**

**257 BATH Rd #501 Kingston**

MLS®#: 40302714  
Price: **\$469,000**



## Frontenac/Kingston/37 - South of Taylor-Kidd Blvd 1 Storey/Apt/Apartment/Condo Unit

	Beds	Baths	Kitch
Main	2	2	1

Beds: 2 ( 2 + 0)  
Baths: 2 ( 2 + 0)  
SF Fin Total: 1,243/Other  
SF Fin Range: 1001 to 1500  
AG Fin SF: 1,243.00/Other  
Common Interest: Condominium  
Tax Amt/Yr: \$3,366/2022  
Condo Fee/Freq: 614.18/Monthly

### Remarks/Directions

Public Rmks: **Immaculate condo in a great midtown location! Welcome to Champlain Towers and unit #501 - a 2 bedroom, 2 bathroom unit, in this very well-maintained building. Spacious and bright unit with hardwood and ceramic floors throughout, some updated new closet doors and kitchen improvements. This condo building boasts 2 pools, one inside on the basement level with a hot tub and sauna and one on the rooftop with a large deck area for those who love the sun. There is also a games room with a pool table, fitness room, party room, library, a heated underground parking with storage locker and carwash for occupants, a storage room for bikes and golf clubs, a workshop as well as laundry on each floor. There are weekly gatherings that take place with a warm and friendly atmosphere. This unit has an open concept design, large windows and a lovely deck with east facing views over the city. There is a secure entrance and private laneway to the building. Included with this sale are the fridge, stove, dishwasher, window air conditioner, all window coverings, and light fixtures. Located on the bus route and in easy walking distance to shopping, churches and other amenities. Perfect home for retirement or an investment opportunity!**

Directions: **No access from Bath Road. Sir John A north, left on Elmwood and follow 257.**

### Common Elements

Common Element/Condo Amenities: **Car Wash, Community BBQ, Elevator, Exercise Room, Games Room, Library, Party Room, Pool, Roof Top Deck/Garden, Sauna, Visitor Parking**  
Condo Fees: **\$614.18/Monthly**  
Condo Fees Incl: **Building Insurance, Building Maintenance, Common Elements, Ground Maintenance/Landscaping, Parking, Property Management Fees, Roof, Snow Removal, Water, Windows**  
Locker: **Exclusive/41**  
Pets Allowed: **Restricted**  
Prop Mgmt Co: **Shaver and Assoc**  
Prop Mgt Contact: **Sharon Shaver/613-541-1130**  
Building Name: **Champlain Towers**  
Balcony: **Open**  
Condo Corp #: **FCC #21**  
Condo Corp Yr End:  
Status Certificate Date:

### Exterior

Construct. Material: **Brick, Concrete Poured**  
Shingles Replaced:  
Year/Desc/Source: **//**  
Property Access: **Municipal Road, Paved Road**  
Other Structures:  
Garage & Parking: **Underground Parking//Outside/Surface/Open, Visitor Parking//Reserved/Assigned**  
Parking Spaces: **1**  
Parking Level/Unit:  
Services: **Cell Service, Electricity, Fibre Optics, Garbage/Sanitary Collection, High Speed Internet, Recycling Pickup, Street Lights, Telephone**  
Water Source: **Municipal**  
Lot Size Area/Units: **1.250/Acres**  
Lot Front (Ft): **215.62**  
Location: **Urban**  
Area Influences: **Airport, Ample Parking, Business Centre, Downtown, Golf, Highway Access, Landscaped, Library, Park, Place of Worship, Public Transit, Schools, Shopping Nearby**  
View: **Downtown, Trees/Woods**  
Topography: **Flat, Level**  
Restrictions:  
Roof: **Other Attached**  
Prop Attached:  
Apx Age: **31-50 Years**  
Rd Acc Fee:  
Winterized: **Fully Winterized**  
Garage Spaces: **1.0**  
Licen Dwelling:  
Sewer: **Sewer (Municipal)**  
Acres Rent:  
Lot Shape:  
Land Lse Fee:  
Retire Com:  
Fronting On: **North**  
Exposure: **East**

### Interior

Interior Feat: **Ceiling Fans, Water Heater**  
Security Feat: **Smoke Detector(s)**  
Laundry Feat: **In Basement**  
Cooling: **Window Unit**  
Heating: **Baseboard, Electric**  
Under Contract: **HWT-Electric**  
Inclusions: **Dishwasher, Range Hood, Refrigerator, Smoke Detector, Stove, Window Coverings**  
Contract Cost/Mo:

### Property Information

Common Elem Fee: **No**  
Legal Desc: **UNIT 2, LEVEL 5, FRONTENAC CONDOMINIUM PLAN NO. 21 ; PT LT 19, CON 2 , PART 1, 2, 3 & 4 , 13R7273 , MORE FULLY DESCRIBED IN SCHEDULE 'A' OF DECLARATION FR457440; T/W FR457511 ; KINGSTON**  
Zoning: **B3.202**  
Assess Val/Year: **\$243,000/2016**  
PIN: **367210023**  
ROLL: **101106010301023**  
Possession/Date: **Flexible/2022-09-30**  
Local Improvements Fee:  
Survey: **Unknown/**  
Hold Over Days:  
Occupant Type: **Owner**  
Deposit: **10,000**

### Brokerage Information

List Date: **07/29/2022**  
List Brokerage: **Royal LePage ProAlliance Realty, Brokerage**  
Source Board: **KAREA**

Prepared By: **Tammy Gurr, Broker**

Date Prepared: **08/05/2022**

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