

# 934 OLD FRONT Road, Kingston, Ontario K7M 4M1

Listing

Client Full  
**Active / Residential**

**934 OLD FRONT Rd Kingston**

MLS®#: 40281911  
Price: **\$1,150,000**



## Frontenac/Kingston/28 - City Southwest Bungalow/House

	Beds	Baths	Kitch
Main	5	2	1

Beds: 5 ( 5 + 0 )  
Baths: 2 ( 2 + 0 )  
SF Fin Total: 2,400/Other  
SF Fin Range: 2001 to 3000  
AG Fin SF: 2,400.00/Other  
Common Interest: Freehold/None  
Tax Amt/Yr: \$8,689/2022

### Remarks/Directions

Public Rmks: **Imagine owning a fortress of a home with one of the most beautiful views over Lake Ontario! This home was designed and constructed in 1966 with strength and durability in mind. The property is nicely landscaped with mature trees, gardens and a storage shed in the rear yard. The location is ideal, just across the road from Lake Ontario in the city's west end. The house is solidly constructed and the basement floors, walls and main living area floors are poured concrete that will last a lifetime and offer the owner that unique home on the block. The entrance of this home is via the lower level into a large foyer that stretches back to a spiral staircase up to the main floor of the home. With just over 2000 ft.<sup>2</sup> of room on this level you'll find a recreation room, workshop, utility room, an office and plenty of storage space. The large workshop offers a great deal of room for your hobbies and attached to this workshop is a large garage that is within the walls of the home. In front of this garage is another two-car garage. All of these areas are connected by overhead garage doors. As you head up the spiral staircase you'll find a unique fish pond under the stairs. On the main level you will find a large living room with a corner gas fireplace, a galley style kitchen with attached dining area and a family room. These areas have an attached patio/sunroom overlooking the front yard and lake where you can enjoy time sitting outside and enjoying the views of the water. There is a master bedroom with an attached 4pc ensuite bath, another main 5pc bath and 4 further bedrooms. There are plenty of windows making the space bright with natural light and access to the private rear yard is through doors on this level. This property is very unique and with some updating, it can once again become one of the nicest homes in the area overlooking Lake Ontario.**

Directions: **Front Road to Old Front Road near Kingston Airport**

### Common Elements

#### Exterior

Exterior Feat: **Balcony, Fishing, Landscaped, Patio(s), Porch-Enclosed, TV Tower/Antenna, Year Round Living**  
Construct. Material: **Aluminum Siding, Brick, Cedar, Wood** Roof: **Metal**  
Shingles Replaced: Foundation: **Block, Concrete** Prop Attached: **Detached**  
Year/Desc/Source: **1966//Owner** Apx Age: **51-99 Years**  
Property Access: **Municipal Road, Public Road, Year Round Road** Rd Acc Fee:  
Other Structures: **Shed** Winterized: **Fully Winterized**  
Garage & Parking: **Attached Garage//Outside/Surface/Open, Private Drive Double Wide//Concrete Driveway**  
Parking Spaces: **7** Driveway Spaces: **4.0** Garage Spaces: **3.0**  
Services: **Cable TV Available, Cell Service, Electricity, Garbage/Sanitary Collection, High Speed Internet Avail, Natural Gas, Recycling Pickup, Telephone**  
Water Source: **Municipal** Water Tmnt: Sewer: **Septic**  
Lot Size Area/Units: / Acres Range: **< 0.5** Acres Rent:  
Lot Front (Ft): **89.99** Lot Depth (Ft): **170.00** Lot Shape:  
Location: **Urban** Lot Irregularities: Land Lse Fee:  
Area Influences: **Airport, Beach, Business Centre, Dog Park, Downtown, Golf, Hospital, Lake Access, Landscaped, Park, Place of Worship, Playground Nearby, Public Transit, Schools, Shopping Nearby, Skiing Bay, Lake, Trees/Woods, Water** Retire Com:  
View: **Level** Fronting On: **West**  
Topography: **Level** Exposure: **East**  
Restrictions:

#### Interior

Interior Feat: **Air Exchanger, Atrium, Built-In Appliances, Water Heater Owned, Workshop**  
Security Feat: **Smoke Detector(s)**  
Basement: **Full Basement** Basement Fin: **Partially Finished**  
Basement Feat: **Walk-Out**  
Laundry Feat: **In Basement**  
Cooling: **Central Air**  
Heating: **Electric Hot Water, Fireplace-Gas, Forced Air, Gas, Gas Hot Water**  
Fireplace: **1/Living Room, Natural Gas** FP Stove Op:  
Inclusions: **Dishwasher, Garage Door Opener, Range Hood, Refrigerator, Smoke Detector, Stove, TV Tower/Antenna**

### Property Information

Common Elem Fee: **No** Local Improvements Fee:  
Legal Desc: **LT 8, PL 457 ; S/T FR176128 KINGSTON TOWNSHIP**  
Zoning: **R1** Survey: **Available/**  
Assess Val/Year: **\$663,000/2016** Hold Over Days:  
PIN: **361200032** Occupant Type: **Owner**  
ROLL: **101108004011000**  
Possession/Date: **Flexible/** Deposit: **10,000**

### Brokerage Information

List Date: **06/20/2022**  
List Brokerage: **Royal LePage ProAlliance Realty, Brokerage**  
Source Board: **KAREA**

Prepared By: **Tammy Gurr, Broker**

Date Prepared: **06/27/2022**

POWERED by [itsorealestate.com](http://itsorealestate.com). All rights reserved.

\*Information deemed reliable but not guaranteed.\* CoreLogic Matrix