



**1482 Jarvis Rd**  
**Kingston Ontario K7L 4V3**  
 Kingston 44 - City North of 401 Frontenac  
**SPIS:** No **Taxes:** \$9,917/2025 **DOM: 0**  
**List: \$1,150,000 For: Sale**

Detached **Front On: W** **Rms: 17**  
**Link: N** **Acre: 5-9.99** **Bedrooms: 5**  
 Bungalow **Washrooms: 4**  
 1x2xMain, 1x4xMain, 1x3xMain,  
 1x3xBsmt

**Lot:** 622 x 737 Feet Irreg:  
**Dir/Cross St:** Jarvis Road / Hughes Road  
**Directions:** Hwy. 15 to Hughes Road, Right on Jarvis Road, Property on right

**MLS#:** X13495918 **PIN#:** 363270270

**Possession Remarks:** TBD  
**Legal:** PT LT 5 CON 5 PITTSBURGH PT 1, 13R10188; KINGSTON

<b>Kitchens:</b> 1 <b>Fam Rm:</b> Y <b>Basement:</b> Full / W/O / Part Fin <b>Fireplace/Stv:</b> Y <b>Heat:</b> Forced Air / Propane, Wood <b>A/C:</b> Central Air <b>Central Vac:</b> No <b>Apx Age:</b> <b>Apx Sqft:</b> 2500-3000 <b>Lot Size Source:</b> GeoWarehouse <b>Roof:</b> Asphalt Shingle <b>Foundation:</b> Concrete Block <b>Assessment:</b> <b>POTL:</b> <b>POTL Mo Fee:</b> <b>Elevator/Lift:</b> <b>Laundry Lev:</b> Main <b>Phys Hdcap-Eqp:</b>	<b>Exterior:</b> Alum Siding / Stone <b>Gar/Gar Spcs:</b> None / 0 <b>Driveway:</b> Private Double <b>Drive Park Spcs:</b> 6 <b>Tot Prk Spcs:</b> 6 <b>UFFI:</b> <b>Pool:</b> Inground <b>Energy Cert:</b> <b>Cert Level:</b> <b>GreenPIS:</b> <b>Prop Feat:</b> Family Room, Fireplace/Stove, Lake Access, School Bus Route, Waterfront, Waterfront, Wooded/Treed <b>Exterior Feat:</b> Deck, Fishing, Landscaped, Privacy, Porch Enclosed, TV Tower/Antenna, Year Round Living <b>Interior Feat:</b> Built-In Oven, Countertop Range, Primary Bedroom - Main Floor, Separate Heating Controls, Sump Pump, Water Heater, Water Softener, Workbench <b>Security Feat:</b> Carbon Monoxide Detectors, Smoke Detector	<b>Zoning:</b> A1-30 <b>Cable TV:</b> No <b>Hydro:</b> Yes <b>Gas:</b> No <b>Phone:</b> Yes <b>Water:</b> Well <b>Water Supply Type:</b> Drilled Well <b>Sewer:</b> Septic <b>Spec Desig:</b> Unknown <b>Farm/Agr:</b> <b>Waterfront:</b> Direct <b>Retirement:</b> <b>Under Contract:</b> Hot Water Heater <b>HST Applicable to Sale Price:</b> Not Subject to HST <b>Oth Struct:</b> Garden Shed, Shed <b>Survey Type:</b> Available
---	--	---

**Water Body Name:** River Styx  
**Water Body Type:** River  
**Water Frontage (M):** 622  
**Topography:** Level, Open Space, Partially Cleared, Waterway, Wooded/Treed  
**Water Features:** Boat Launch, Dock, Waterfront-Deeded  
**Access to Property:** Year Round Municipal Road  
**Docking Type:** Private  
**Water View:** Direct  
**WaterfrontYN:** Yes  
**Waterfront:** Direct

**Shoreline:** Natural  
**Shoreline Allowance:** None  
**Shoreline Exp:** NW  
**Alternative Power:** None  
**Easements/Restrict:** Unknown  
**Rural Services:** Cell Services, Electricity Connected, Garbage Pickup, Internet High Speed, Phone Connected, Recycling Pickup  
**Waterfront Accessory Bldgs:** Not Applicable  
**Water Delivery Features:** Uv System

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	7.55	x 5.91	Tile Floor		
2	Pantry	Main	10.83	x 5.91	Tile Floor		
3	Family	Main	34.45	x 19.03	Laminate	W/O To Pool	W/O To Patio
4	Bathroom	Main	12.47	x 8.53	3 Pc Bath	Tile Floor	Combined W/Laundry
5	Kitchen	Main	20.34	x 11.15	Tile Floor		
6	Dining	Main	13.45	x 9.51	Tile Floor	W/O To Deck	
7	Living	Main	21.33	x 14.76	Laminate		
8	Office	Main	10.83	x 9.84	Broadloom		
9	Bathroom	Main	4.92	x 3.61	2 Pc Bath	Vinyl Floor	
10	Prim Bdrm	Main	21.98	x 13.45	Laminate		
11	Bathroom	Main	9.84	x 8.86	3 Pc Ensuite	Vinyl Floor	
12	2nd Br	Main	13.12	x 10.83	Laminate		
13	3rd Br	Main	10.83	x 9.84	Broadloom		
14	4th Br	Bsmt	14.76	x 10.83	Laminate		
15	5th Br	Bsmt	15.75	x 9.19	Laminate		

16	Bathroom	Bsmt	9.51	x	6.56	3 Pc Bath	Tile Floor
17	Rec	Bsmt	5.25	x	11.48	Laminate	Combined W/Sitting W/O To Yard

**Client Remks:** Spectacular waterfront property close to Kingston! This property has always been a place to call home-a welcoming waterfront retreat where family and friends gather, memories are made and every season brings something special. Set on 7.7 acres with 622 ft of waterfront along the world-renowned Rideau Canal, this exceptional property offers a rare combination of privacy, natural beauty, and access to one of Ontario's most coveted waterways. A winding laneway leads through a peaceful woodland setting to beautifully landscaped grounds with level access to the water's edge. Designed for comfortable living and entertaining, the home features bright, spacious principal rooms and expansive windows that showcase breathtaking water views and spectacular sunsets. The main level offers 3 generous bedrooms, 2.5 bathrooms, a bright kitchen with dining nook, living and dining areas, a separate den and a striking stone propane fireplace. The fully finished walkout lower level has a large recreation room with a stone fireplace with wood insert, games room, fourth bedroom, full bathroom, utility room and workshop. Outdoor living is extraordinary. Summer days are spent swimming in the inground pool, boating, fishing, paddling and enjoying the waterfront from your private dock. Children have endless room to roam across the property-flying kites, picking flowers, jumping in autumn leaves and creating memories that last a lifetime. The grounds are enhanced by mature trees, perennial gardens, patios, decks, and abundant wildlife. Deer wander through the yard while birds glide across the water, creating a peaceful setting. Winter brings its own magic, transforming the property into a picturesque retreat perfect for embracing the beauty of the season. An adjoining waterfront lot is also available, featuring a sandy beach area and a large storage building. This is a rare opportunity to own an extraordinary waterfront property on the Rideau System.

**Inclusions:** Fridge, Microwave, Washer, Dryer, Dock, Pool Equipment, Robot Pool Cleaner, Window Coverings

**Listing Contracted With:** ROYAL LEPAGE PROALLIANCE REALTY, BROKERAGE **Ph:** 613-273-9595