



Space to Grow, Steps from Everything Kingston Offers.

59 Silver St., Kingston, ON

5-bedroom family home on a large lot with finished basement, detached 2-car garage, and prime Kingston location near St. Lawrence College. Exceptional opportunity in a highly sought-after Kingston location! Situated on a large and impressive lot, this spacious family home offers the perfect blend of comfort, functionality, and convenience. The fully fenced backyard provides a private outdoor retreat complete with a patio, deck, gazebo, and a substantial 35-foot garage, making it ideal for entertaining, hobbies, storage, or workshop space. Inside the home there are five generously sized bedrooms and 2.5 bathrooms, providing ample space for growing families, multi-generational living, or student accommodations. The main floor offers a welcoming kitchen, formal dining room, bright living room, convenient two-piece powder room, family room, and dedicated office space, perfect for today's work-from-home lifestyle.

-  **X13236552**
-  **\$939,000**
-  **5 Bedrooms**
-  **3 Bathrooms**
-  **0.22 Acres**

Your Total Real Estate Package!

Tammy & Heath Gurr
Royal LePage ProAlliance Realty, Brokerage



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Kingston, ON**

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FEATURES



5-bedroom family home on a large lot with finished basement, detached 2-car garage, and prime Kingston location near St. Lawrence College

- **An Exceptional Kingston Location:** Exceptional opportunity in a highly sought-after Kingston location! Situated on a large and impressive lot, this spacious family home offers the perfect blend of comfort, functionality, and convenience.
- **The Backyard and Garage:** The fully fenced backyard provides a private outdoor retreat complete with a patio, deck, gazebo, and a substantial 35-foot garage, making it ideal for entertaining, hobbies, storage, or workshop space.
- **Inside the Home:** Inside the home there are five generously sized bedrooms and 2.5 bathrooms, providing ample space for growing families, multi-generational living, or student accommodations. The main floor offers a welcoming kitchen, formal dining room, bright living room, convenient two-piece powder room, family room, and dedicated office space, perfect for today's work-from-home lifestyle.
- **Investment Potential and Convenience:** The expansive lot and versatile floor plan present endless possibilities for families, professionals, or investors seeking a property in a prime location. Enjoy easy access to St. Lawrence College, along with nearby shopping, parks, schools, public transit, and all the amenities Kingston has to offer. Whether you are looking for a spacious family residence or a property with excellent investment potential, this home is a rare find in an outstanding commuter-friendly location.

Directions

- Norman Rogers Drive to Roden Street to Silver Street.

MORE INFORMATION

Major Renovations & Upgrades

This home has been extensively updated and well maintained over the years:

- 2005: Main bathroom (2nd floor) renovated
- 2006: Windows replaced (entire house)
- 2006: Gas fireplace installed
- 2008: Complete kitchen renovation
- 2010: Front walkway and larger porch with new pavers
- 2015: Ensuite bathroom, tub, and dressing room added
- 2017: New garage roof
- 2018: House roof replaced with new larger air vents
- 2018: Backyard patio and gazebo added
- 2022: New backyard fence
- 2022: Basement renovated, including gym, music room, and laundry room
- 2023: Front porch over front door with aluminum railings
- 2023: New garage door opener
- 2024: New deck railings and backyard deck
- 2025: New furnace and A/C unit
- 2025: New toilet installed in main floor bathroom
- 2026: R60 blown-in attic insulation

Inclusions Available with Sale (negotiable)

The following items may be available to the buyer if desired:

- Gibbard bedroom furniture (2 side tables, 6' dresser)
- Wooden bed, vanity, and mirror
- Wooden wash stand
- Larger table from former sewing/prep room
- Leather couch and leather chair
- Tall living room table with 2 black wooden chairs
- 3 large cherry cabinets
- 3 bed frames with box springs and mattresses
- 2 half-moon tables
- Patio rectangular table with 4 chairs
- Muskoka chair (back deck)
- Hutch (gazebo)
- Yellow iron bench (backyard)
- Small 4-drawer cubby (guest room)
- Wicker folding screen (utility room)
- Large snow shovel (garage)

Remaining with the Home

- Gym equipment: elliptical and inversion table

Expenses (2025):

Property Taxes	Utilities (gas, electricity, water, wastewater combined)
\$6,245.15	\$3,401.57

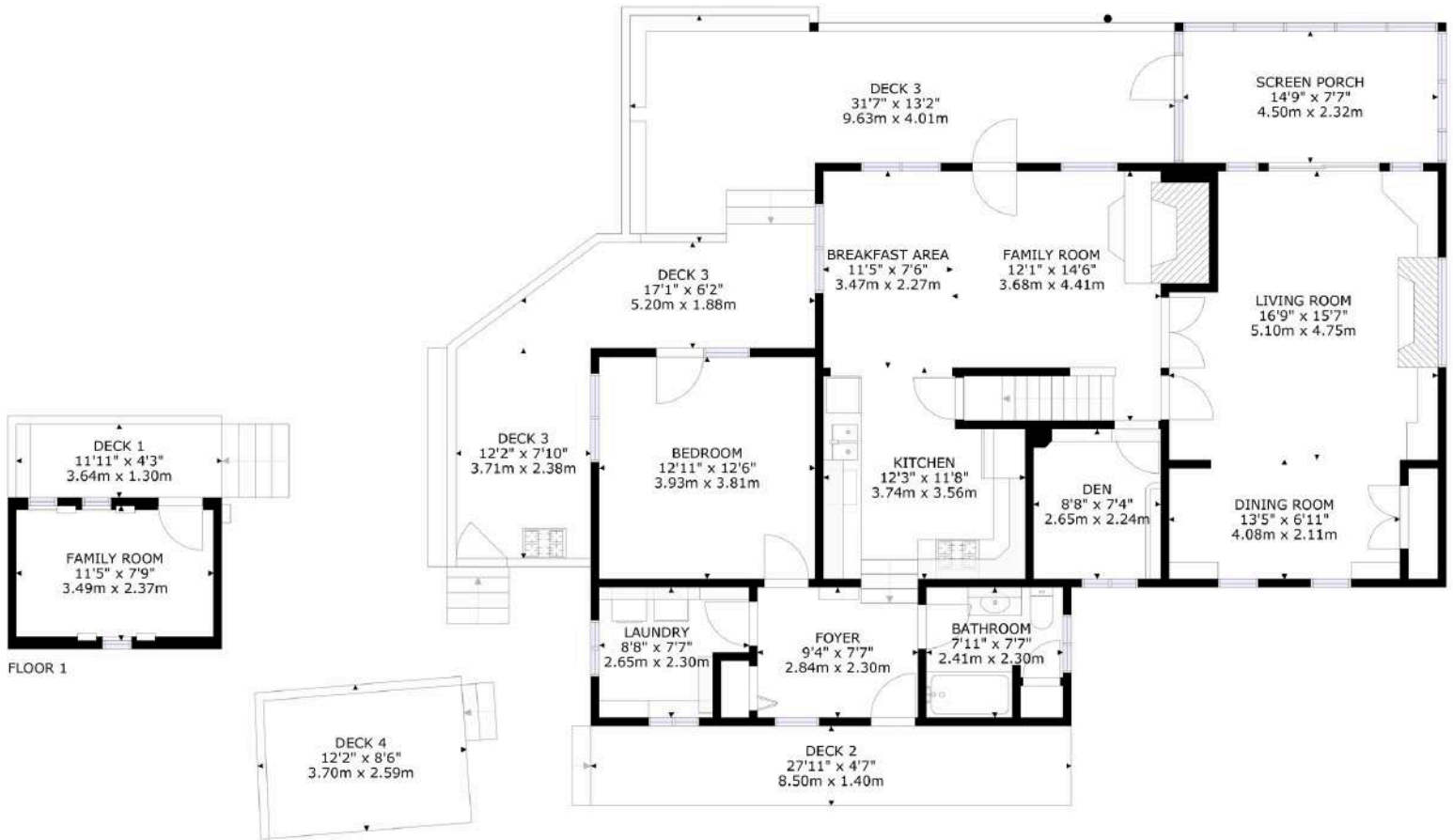
GALLERY



GALLERY



FLOOR PLAN: MAIN FLOOR

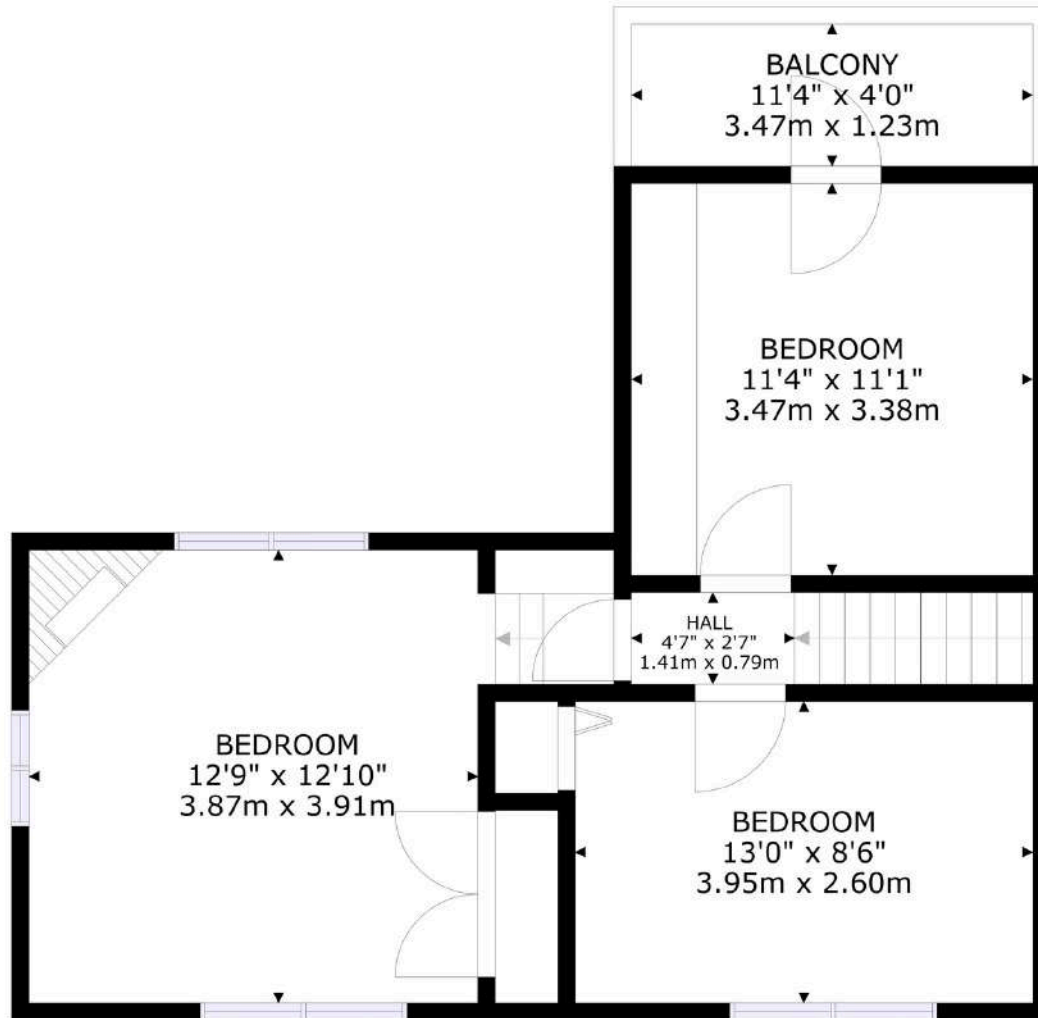


GROSS INTERNAL AREA
 FLOOR 1: 1315 sq.ft, 122.18 m²; FLOOR 2: 484 sq.ft, 45.01 m²

EXCLUDED AREA
 SCREEN PORCH: 113 sq.ft, 10.46 m²; DECK 1: 51 sq.ft, 4.72 m²; DECK 2: 128 sq.ft, 11.93 m²; DECK 3: 497 sq.ft, 46.22 m²; DECK 4: 103 sq.ft, 9.57 m²; BALCONY: 46 sq.ft, 4.24 m² TOTAL: 1799 sq.ft, 167.19 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

FLOOR PLAN: UPPER LEVEL



FLOOR 2

GROSS INTERNAL AREA

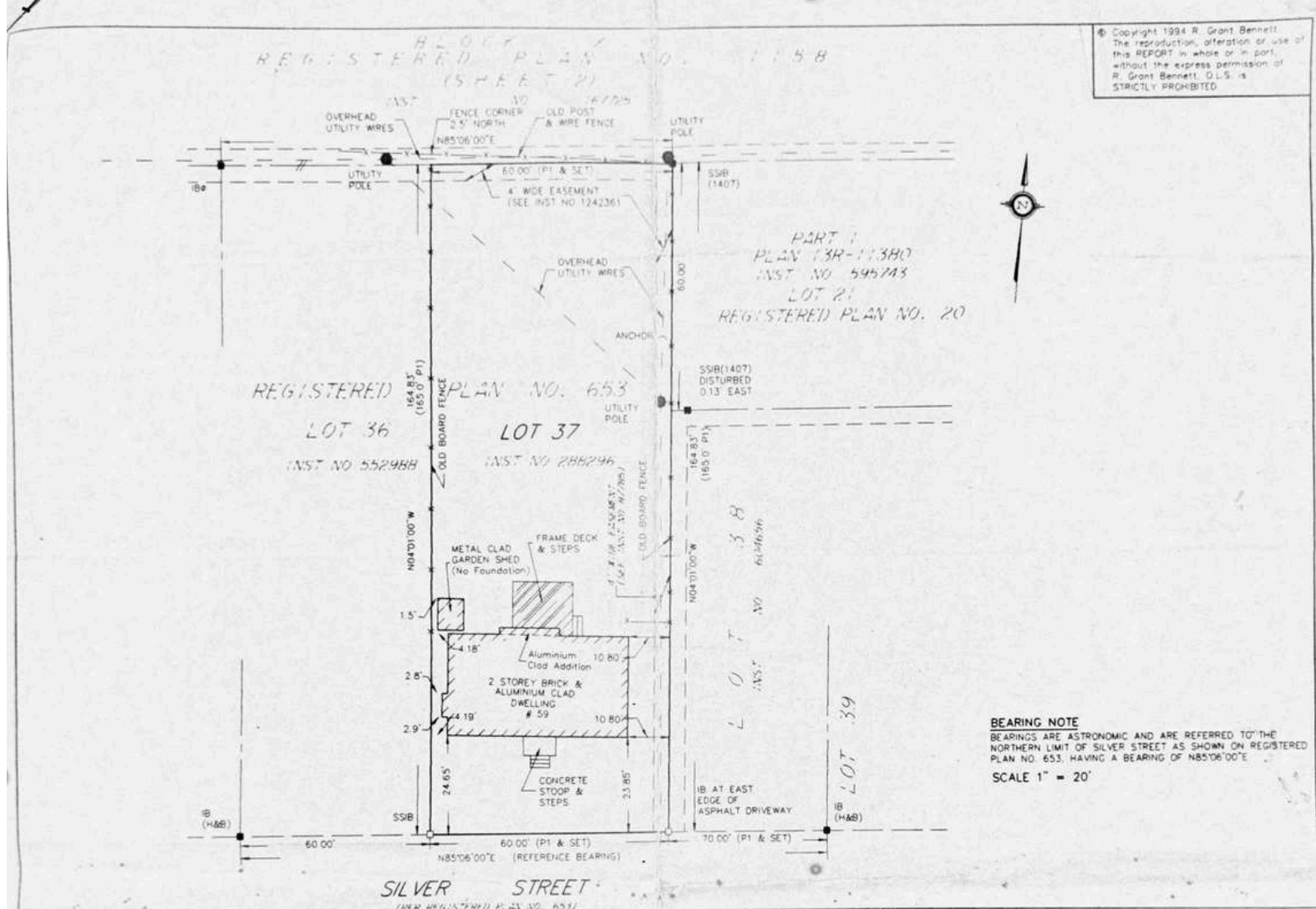
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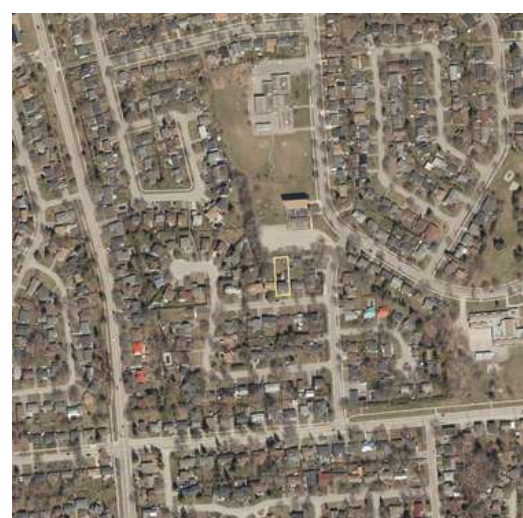
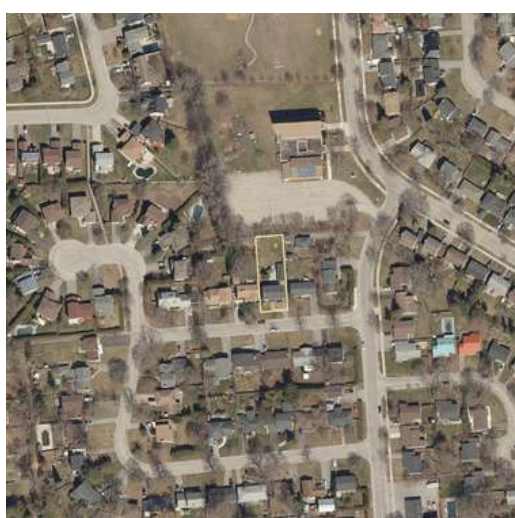
SURVEY



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BEARING NOTE
BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO THE
NORTHERN LIMIT OF SILVER STREET AS SHOWN ON REGISTERED
PLAN NO. 653, HAVING A BEARING OF N85°06'00"E
SCALE 1" = 20'

<p>SURVEYOR'S REAL PROPERTY REPORT</p> <p>PART 1)) BUILDING LOCATION SURVEY</p> <p>LOT 37 REGISTERED PLAN NO. 653 CITY OF KINGSTON COUNTY OF FRONTENAC</p>	<p>PART 2)) This Report was prepared for Ruth Tolosnick and the undersigned accepts no responsibility for the use by other parties.</p>	<p>LEGEND & NOTES: (IF APPLICABLE)</p> <table style="font-size: small;"> <tr> <td>■</td><td>DENOTES FOUND MONUMENTS</td> <td>NO</td><td>DENOTES ORIGIN UNKNOWN</td> </tr> <tr> <td>□</td><td>DENOTES SET MONUMENTS</td> <td>MEAS</td><td>DENOTES MEASURED</td> </tr> <tr> <td>●</td><td>DENOTES IRON BAR</td> <td>TRIP</td><td>DENOTES TRIP</td> </tr> <tr> <td>⊙</td><td>DENOTES ROUND IRON BAR</td> <td>PS</td><td>DENOTES REGISTERED PLAN NO. 653</td> </tr> <tr> <td>⊙</td><td>DENOTES STANDARD IRON BAR</td> <td>H&B</td><td>DENOTES HUMPHRIES & BURHAM LTD</td> </tr> <tr> <td>⊙</td><td>DENOTES SHORT STANDARD IRON BAR</td> <td>AL</td><td>DENOTES W.R.J. ALLEN, O.L.S.</td> </tr> <tr> <td>⊙</td><td>DENOTES CUT CROSS</td> <td></td><td></td> </tr> <tr> <td>⊙</td><td>DENOTES HAIL & WASHER</td> <td></td><td></td> </tr> <tr> <td>WT</td><td>DENOTES W/THISS</td> <td></td><td></td> </tr> </table>	■	DENOTES FOUND MONUMENTS	NO	DENOTES ORIGIN UNKNOWN	□	DENOTES SET MONUMENTS	MEAS	DENOTES MEASURED	●	DENOTES IRON BAR	TRIP	DENOTES TRIP	⊙	DENOTES ROUND IRON BAR	PS	DENOTES REGISTERED PLAN NO. 653	⊙	DENOTES STANDARD IRON BAR	H&B	DENOTES HUMPHRIES & BURHAM LTD	⊙	DENOTES SHORT STANDARD IRON BAR	AL	DENOTES W.R.J. ALLEN, O.L.S.	⊙	DENOTES CUT CROSS			⊙	DENOTES HAIL & WASHER			WT	DENOTES W/THISS		
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<p>NOTE</p> <p>1. This PLAN OF SURVEY to be READ in conjunction with The Report Summary Dated SEPT 7, 1994</p> <p>2. This REPORT can be updated only by this office, however NO ADDITIONAL PRINTS of this ORIGINAL REPORT will be issued subsequent to the DATE OF CERTIFICATION</p>		<p>SURVEYOR'S CERTIFICATE</p> <p>I HEREBY CERTIFY The field survey represented in this REPORT was completed on the 28th day of AUG 1994 Date <u>27/94</u></p> <p><i>R. Grant Bennett</i> R.G. BENNETT Ontario Land Surveyor</p> <p>(Not for Registration Purposes) FROM THE OFFICE OF R. GRANT BENNETT B.Sc. Ontario Land Surveyor BROCKVILLE - ONTARIO (613) 498-0298</p>																																				
<p>SCALE 1" = 20'</p>		<p>FIELD WORK R.G.B. DRAWN BY D.G. CHECKED BY R.G.B. REF. NO. 94-08-175 J-94-08-175 RCR137 DWG</p>																																				



INTERACTIVE LINKS

Virtual Tour



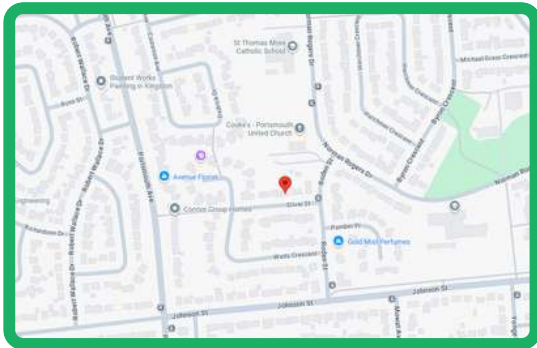
Scan the QR Code or Visit:
<https://my.matterport.com/show/?m=x6ikjRuauif>

Video Tour



Scan the QR Code or Visit:
<https://youtu.be/8hEw6Py9nWw>

Google Map



Scan the QR Code or Visit:
<https://maps.app.goo.gl/xEP86cuEfSYfYr7>

Panorama View



Scan the QR Code or Visit:
<https://360panos.org/panos/59SilverStreet/>

MLS LISTING



59 Silver St **List: \$939,000 For: Sale**
Kingston Ontario K7M 2P6
 Kingston 18 - Central City West Frontenac
SPIS: No **Taxes:** \$6,245.15/2026 **DOM:** 0

Detached **Front On:** W **Rms:** 17
Link: N **Acre:** < .50 **Bedrooms:** 5
 2-Storey **Washrooms:** 3
 1x2xMain, 2x4x2nd
Lot: 60 x 165 Feet Irreg:
Dir/Cross St: Silver Street / Roden Street
Directions: Norman Rogers Drive to Roden Street to Silver Street

MLS#: X13236552 **PIN#:** 360080037
Possession Remarks: TBD
Legal: LT 37, PL 653; S/T FR87785 PARTIALLY RELEASED BY FR127879 ; S/T FR124236 KINGSTON

Kitchens: 1
Fam Rm: Y
Basement: Full / Finished
Fireplace/Stv: Y
Heat: Forced Air / Gas
A/C: Central Air
Central Vac: No
Apx Age: 51-99
Year Built: 1962
Yr Built Source: MPAC
Apx Sqft: 2000-2500
Lot Size Source: GeoWarehouse
Roof: Asphalt Shingle
Foundation: Concrete Block
Assessment:
POTL:
POTL Mo Fee:
Elevator/Lift:
Laundry Lev: Lower
Phys Hdcap-Eqp:
Topography: Level, Wooded/Treed

Exterior: Alum Siding / Brick
Gar/Gar Spcs: Detached / 2
Drive: Private
Drive Park Spcs: 4
Tot Prk Spcs: 6
UFFI:
Pool: None
Energy Cert:
Cert Level:
GreenPIS:
Prop Feat: Family Room, Fenced Yard, Fireplace/Stove, Golf, Hospital, Library, Park, Place Of Worship
Exterior Feat: Deck, Landscaped, Patio, Privacy, Year Round Living
Interior Feat: Carpet Free, Sump Pump, Suspended Ceilings, Water Heater Owned
Security Feat: Carbon Monoxide Detectors, Smoke Detector

Zoning: UR7
Cable TV: Yes
Hydro: Yes
Gas: Yes
Phone: A
Water: Municipal
Water Supply Type:
Sewer: Sewers
Spec Desig: Unknown
Farm/Agr:
Waterfront:
Retirement:
HST Applicable to: Not Subject to HST
Sale Price:
Oth Struct: Gazebo
Survey Type: Available

#	Room	Level	Length (ft)	Width (ft)	Description
1	Foyer	Main	12.2	x6.89	Hardwood Floor
2	Living	Main	18.7	x12.14	Hardwood Floor
3	Dining	Main	12.47	x10.17	Hardwood Floor
4	Kitchen	Main	13.78	x12.14	Hardwood Floor
5	Family	Main	13.45	x12.14	Hardwood Floor
6	Den	Main	8.86	x8.53	Hardwood Floor
7	Bathroom	Main	5.25	x2.95	Vinyl Floor
8	Prim Bdrm	2nd	14.11	x10.5	Hardwood Floor
9	Bathroom	2nd	16.73	x9.19	Hardwood Floor
10	Bathroom	2nd	9.19	x6.23	Vinyl Floor
11	2nd Br	2nd	9.84	x 6.56	Hardwood Floor
12	3rd Br	2nd	13.12	x 10.5	Hardwood Floor
13	4th Br	2nd	9.51	x 9.51	Hardwood Floor
14	5th Br	2nd	11.48	x 10.5	Hardwood Floor
15	Exercise	Bsmt	22.31	x 11.81	Laminate
16	Rec	Bsmt	19.36	x 11.15	Laminate
17	Utility	Bsmt	26.57	x12.14	Laminate

Client Remks: Exceptional opportunity in a highly sought-after Kingston location! Situated on a large and impressive lot, this spacious family home offers the perfect blend of comfort, functionality, and convenience. The fully fenced backyard provides a private outdoor retreat complete with a patio, deck, gazebo, and a substantial 35-foot garage, making it ideal for entertaining, hobbies, storage, or workshop space. Inside the home there are five generously sized bedrooms and 2.5 bathrooms, providing ample space for growing families, multi-generational living, or student accommodations. The main floor offers a welcoming kitchen, formal dining room, bright living room, convenient two-piece powder room, family room, and dedicated office space-perfect for today's work-from-home lifestyle. The expansive lot and versatile floor plan present endless possibilities for families, professionals, or investors seeking a property in a prime location. Enjoy easy access to St. Lawrence College, along with nearby shopping, parks, schools, public transit, and all the amenities Kingston has to offer. Whether you are looking for a spacious family residence or a property with excellent investment potential, this home is a rare find in an outstanding commuter-friendly location.

Inclusions: Fridge, Stove, Microwave, Dishwasher, Wine Cooler, Washer, Dryer, Window Coverings, Gazebo,
Listing Contracted With: ROYAL LEPAGE PROALLIANCE REALTY, BROKERAGE **Ph:** 613-273-9595



Questions? Contact us:

Tammy & Heath Gurr

Royal LePage ProAlliance Realty, Brokerage



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