



294 Rosemount Terr
Kingston Ontario K7M 4A3
 Kingston 28 - City SouthWest Frontenac
SPIS: No **Taxes:** \$5,611.73/2026 **DOM:** 0
Detached **Front On:** N **Rms:** 17
Link: N **Acre:** < .50 **Bedrooms:** 4
2-Storey **Washrooms:** 3
 1x2xMain, 1x4x2nd, 1x3xLower
Lot: 38.31 x 156 Feet **Irreg:**
Dir/Cross St: Rosemount Terrace / Chelsea Road
Directions: Chelsea Road to Rosemount Terrace, follow to end

MLS#: X13636722 **PIN#:** 361140148
Possession Remarks: TBD
Legal: PT BLK FF, PL 1393, PT 1, 13R16268; LT 257, PL 1393; S/T FR141854,FR160601,FR171788,FR171898 ; KINGSTON TOWNSHIP

Kitchens: 1 Fam Rm: Y Basement: Full / Finished Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: Apx Sqft: 1500-2000 Lot Shape: Irregular Lot Size Source: GeoWarehouse Roof: Asphalt Shingle Foundation: Concrete Block Assessment: POTL: POTL Mo Fee: Elevator/Lift: Laundry Lev: Phys Hdcap-Eqp:	Exterior: Alum Siding / Brick Gar/Gar Spcs: Attached / 2 Drive: Private Double Drive Park Spcs: 4 Tot Prk Spcs: 6 UFFI: Pool: Inground Energy Cert: Cert Level: GreenPIS: Prop Feat: Family Room, Fireplace/Stove, Golf, Hospital, Park, Place Of Worship, Public Transit, School Exterior Feat: Landscaped, Patio, Privacy, Year Round Living Interior Feat: Carpet Free, Sauna, Storage Security Feat: Smoke Detector	Zoning: Cable TV: Yes Hydro: Yes Gas: Yes Phone: Yes Water: Municipal Water Supply Type: Sewer: Sewers Spec Desig: Unknown Farm/Agr: Waterfront: Retirement: Under Contract: None HST Applicable to Not Subject to HST Sale Price: Oth Struct: Garden Shed Survey Type: Unknown
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Topography: Flat, Wooded/Treed **Rural Services:** Garbage Pickup, Recycling Pickup

#	Room	Level	Length (ft)	Width (ft)	Description
1	Foyer	Main	7.22	x 3.61	Tile Floor
2	Living	Main	23.29	x 11.15	Hardwood Floor
3	Dining	Main	10.83	x 10.5	Hardwood Floor
4	Kitchen	Main	14.44	x 12.47	Hardwood Floor
5	Bathroom	Main	5.58	x 3.61	Tile Floor
6	Family	Main	13.45	x 12.14	Hardwood Floor
7	Mudroom	Main	7.55	x 5.58	Tile Floor
8	Prim Bdrm	2nd	12.47	x 10.83	Vinyl Floor
9	2nd Br	2nd	11.48	x 11.15	Vinyl Floor
10	3rd Br	2nd	11.48	x 11.48	Vinyl Floor
11	4th Br	2nd	11.48	x 11.15	Vinyl Floor
12	Bathroom	2nd	7.55	x 7.22	Tile Floor
13	Rec	Bsmt	21.65	x 14.11	Hardwood Floor
14	Laundry	Bsmt	11.15	x 6.23	Vinyl Floor
15	Utility	Bsmt	15.42	x 9.51	Concrete Floor
16	Bathroom	Bsmt	13.12	x 4.92	Vinyl Floor
17	Cold/Cant	Bsmt	18.7	x 4.92	Concrete Floor

Client Remks: Welcome to 294 Rosemount Terrace, a beautifully maintained two-storey family home tucked away at the end of a quiet cul-de-sac in Kingston's sought-after West End. Located in a desirable school district and just minutes from parks, a community pool, shopping, and everyday amenities, this home offers the perfect blend of comfort, convenience, and family living. Featuring 4 spacious bedrooms and 2.5 bathrooms, this home offers a bright, functional layout designed for today's lifestyle. The heart of the home is the large kitchen with a central island, abundant cabinetry, and generous workspace, making it ideal for family meals and entertaining. Comfortable living and dining areas provide plenty of room to gather and relax. The fully finished basement adds exceptional living space with a large recreation room, a full bathroom, and a private sauna-perfect for movie nights, hobbies, or unwinding after a busy day. Step outside to your own backyard retreat. The large, fully fenced yard features a heated inground swimming pool, creating the perfect setting for summer entertaining, family fun, or simply relaxing in your private outdoor oasis. The double attached garage offers ample parking and storage, plus a unique rock climbing wall that kids are sure to enjoy. Whether you're entertaining around the kitchen island, enjoying sunny afternoons by the pool, or taking advantage

of the nearby schools, parks, and recreation, 294 Rosemount Terrace is a place you'll be proud to call home. Don't miss this opportunity to own an exceptional family home in one of Kingston's most desirable West End neighbourhoods.

Inclusions: Pool pump, pool heater, solar cover, solar reel, winter safety cover, pool vacuum, hose and attachments. Fridge, dishwasher, stove/oven, microwave, washer, dryer, curtain rods, all shelving installed on walls

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