

PRICE
REDUCED

*Heated Pool
& Quiet Cul-de-Sac*

294 Rosemount Terrace, Kingston, ON

Beautiful 4-Bed Family Home with Heated Inground Pool in Kingston's West End

X13636722

\$ \$799,000

4 Bedrooms

3 Bathrooms

0.318 Acres

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.

Your Total Real Estate Package!

Tammy & Heath Gurr

Royal LePage ProAlliance Realty, Brokerage



www.gurreathomes.com

info@gurreathomes.com

(613) 273-9595



Not intended to solicit clients under contract. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. Used under license. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.



Table of Contents

**294 Rosemount Terrace
Kingston, ON**

Features	3
Gallery	4
Floorplans	7
Interactive Links	10
MLS Listing	11
Contact Information	12



Beautiful 4-Bed Family Home with Heated Inground Pool in Kingston's West End

- **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.
- **Spacious & Functional Layout:** 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.
- **Finished Basement with Sauna:** 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.
- **Your Backyard Retreat:** 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.
- **A Place You'll Be Proud to Call Home:** 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.

Directions

- Chelsea Road to Rosemount Terrace, follow to the end.

GALLERY

Included Appliances & Pool Equipment:

- Kitchen: Fridge, dishwasher, stove/oven, and microwave
- Laundry: Washer and dryer
- Pool: Pool pump, pool heater, solar cover, solar reel, winter safety cover, pool vacuum, hose, and attachments
- All installed wall shelving and curtain rods are included
- Excluded: all curtains and patio furniture

Property Essentials:

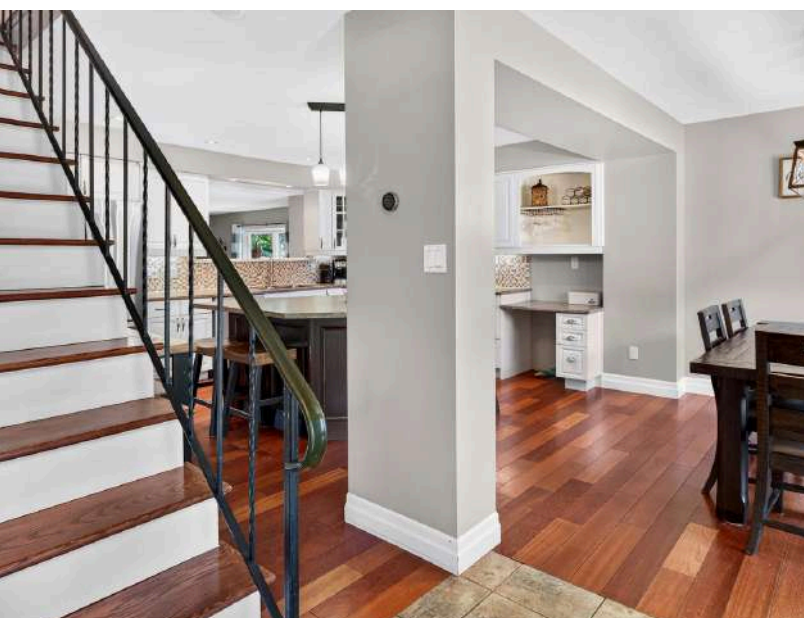
- Approximate home age: 50 years
- Roof age: Approximately 10 years (offering peace of mind)
- Internet availability: Bell services are connected
- Municipal water and sewer services

Utilities & Annual Costs (2025)

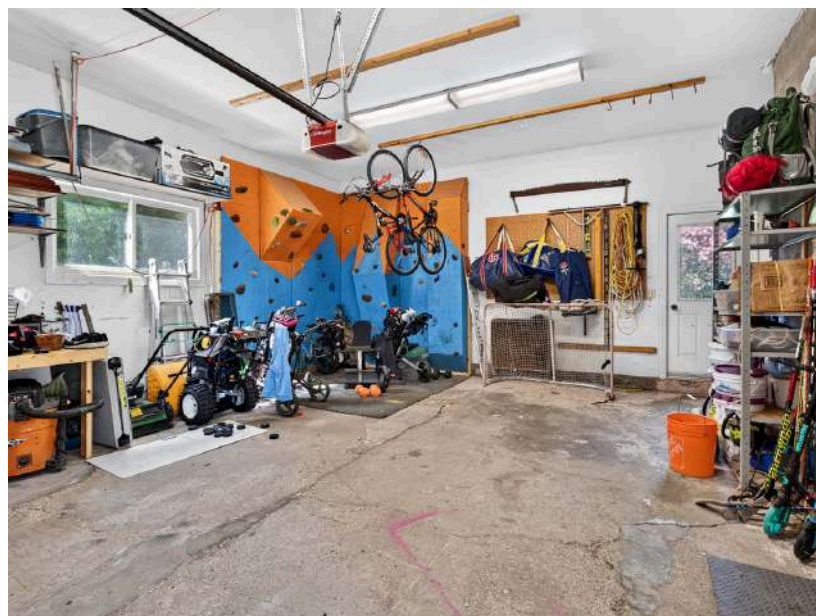
Taxes	Gas (Heating)	Hydro (Electricity)	Home Insurance
\$5,611.73	~\$1,680	~\$1,440 - \$2,640	\$1,900



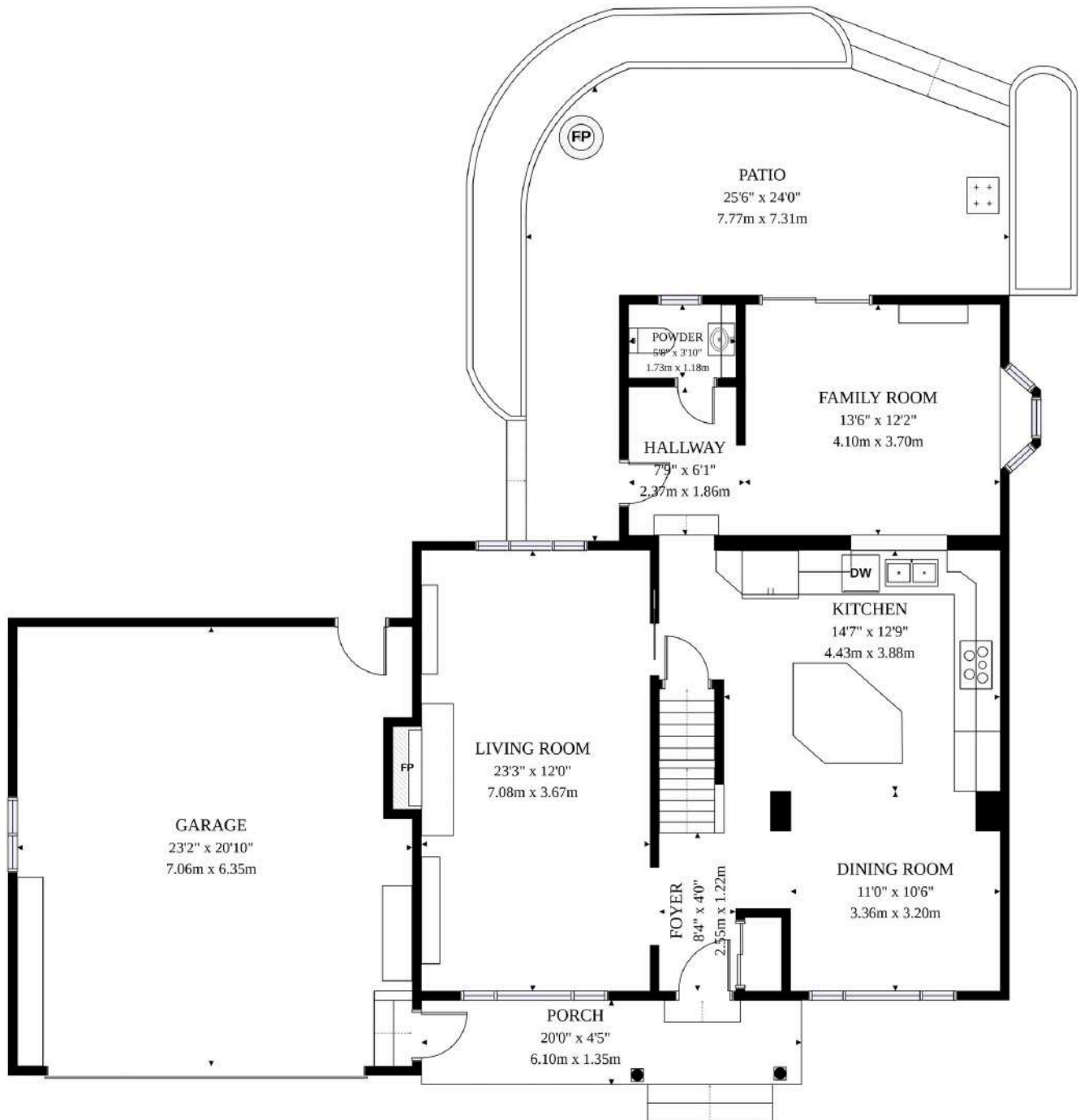
GALLERY



GALLERY



FLOORPLAN: MAIN FLOOR



GROSS INTERNAL AREA

FLOOR 1: 761 sq.ft, 70.69 m²; FLOOR 2: 969 sq.ft, 89.99 m²; FLOOR 3: 789 sq.ft, 73.30 m²

TOTAL: 2519 sq.ft, 233.98 m²

EXCLUDED AREA

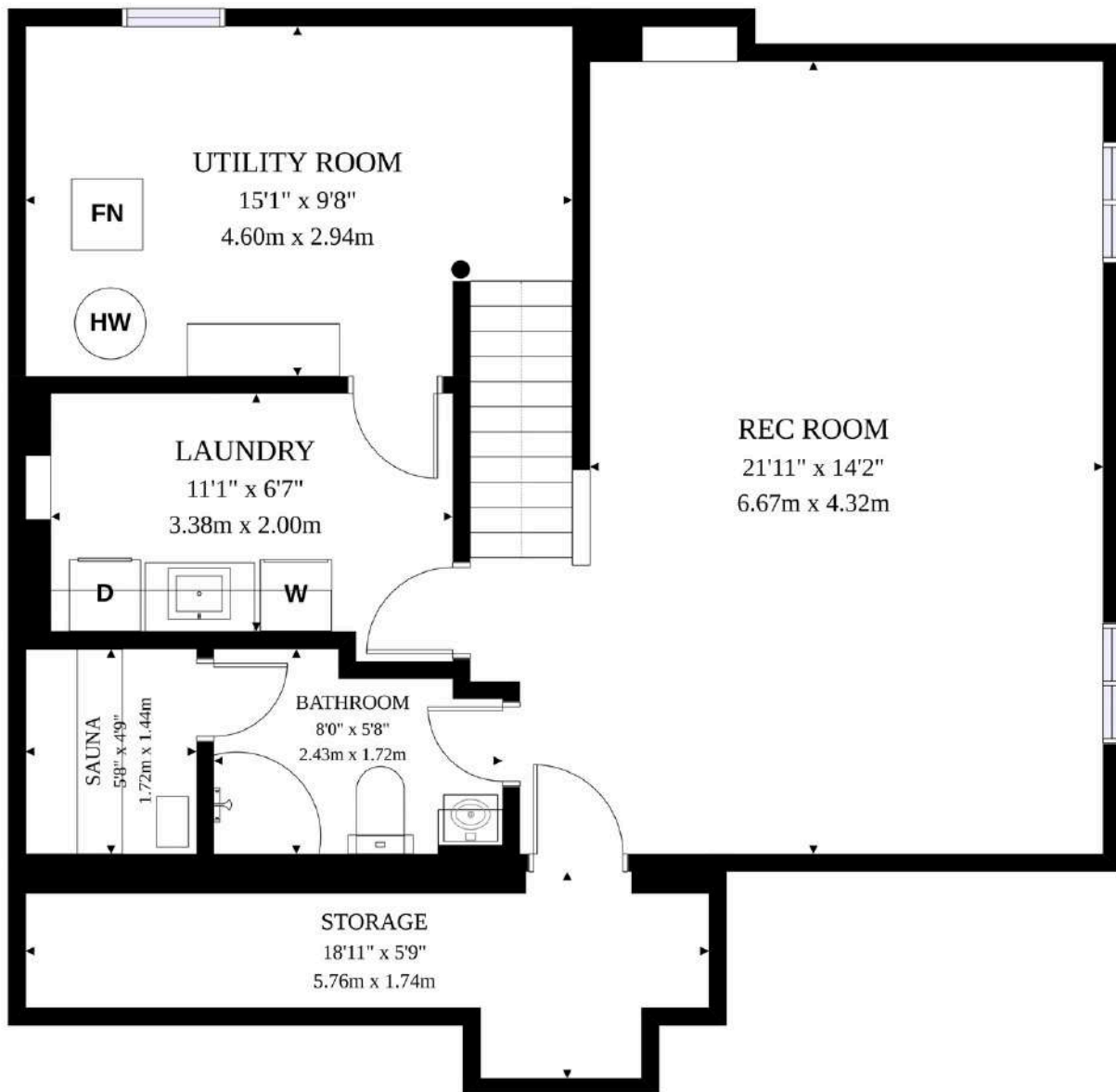
GARAGE: 473 sq.ft, 43.94 m²; PORCH: 89 sq.ft, 8.26 m²; PATIO: 344 sq.ft, 31.99 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

FLOORPLAN: UPPER LEVEL



FLOORPLAN: BASEMENT



INTERACTIVE LINKS

Virtual Tour



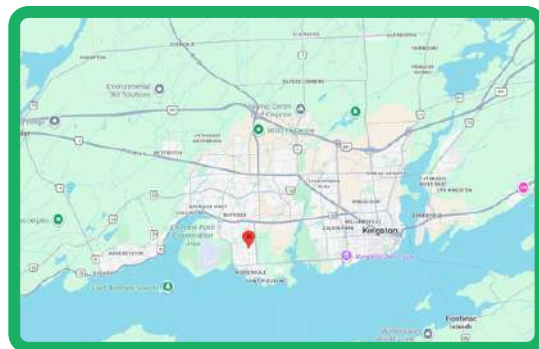
Scan the QR Code or Visit:
<https://my.matterport.com/show/?m=xaiB9DT5XZY>

Video Tour



Scan the QR Code or Visit:
<https://youtu.be/LI2Ij1jYqlM>

Google Map



Scan the QR Code or Visit:
<https://maps.app.goo.gl/eQMugKKNfXJ2CBH19>

Panorama View



Scan the QR Code or Visit:
<https://360panos.org/panos/294RosemountTerrace/>

MLS LISTING



294 Rosemount Terr Kingston Ontario K7M 4A3 Kingston 28 - City SouthWest Frontenac SPIS: No Taxes: \$5,611.73/2026			List: \$799,000 For: Sale
Detached Link: N 2-Storey	Front On: N Acre: < .50	Rms: 17 Bedrooms: 4 Washrooms: 3 1x2xMain, 1x4x2nd, 1x3xLower	
Lot: 38.31 x 156 FeetIrreg:			
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	
---	--	--	--	---	--

Topography: Flat, Wooded/Treed **Rural Services:** Garbage Pickup, Recycling Pickup

#	Room	Level	Length (ft)	Width (ft)	Description
1	Foyer	Main	7.22	x3.61	Tile Floor
2	Living	Main	23.29	x11.15	Hardwood Floor Fireplace
3	Dining	Main	10.83	x10.5	Hardwood Floor
4	Kitchen	Main	14.44	x12.47	Hardwood Floor
5	Bathroom	Main	5.58	x3.61	Tile Floor
6	Family	Main	13.45	x12.14	Hardwood Floor 2 Pc Bath
7	Mudroom	Main	7.55	x5.58	Tile Floor W/O To Pool
8	Prim Bdrm	2nd	12.47	x10.83	Vinyl Floor W/O To Yard
9	2nd Br	2nd	11.48	x1.15	Vinyl Floor 3 Pc Bath
10	3rd Br	2nd	11.48	x1.48	Vinyl Floor
11	4th Br	2nd	11.48	x1.15	Vinyl Floor
12	Bathroom	2nd	7.55	x7.22	Tile Floor 4 Pc Bath
13	Rec	Bsmt	21.65	x14.11	Hardwood Floor
14	Laundry	Bsmt	11.15	x6.23	Vinyl Floor
15	Utility	Bsmt	15.42	x9.51	Concrete Floor
16	Bathroom	Bsmt	13.12	x4.92	Vinyl Floor 3 Pc Bath Sauna
17	Cold/Cant	Bsmt	18.7	x4.92	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



Questions? Contact us:

Tammy & Heath Gurr

Royal LePage ProAlliance Realty, Brokerage



Westport Office:
7 Spring Street, P.O. Box 148,
Westport, ON K0G 1X0

www.gurreathomes.com
info@gurreathomes.com
(613) 273-9595

Kingston Office:
640 Cataraqui Woods Drive
Kingston, ON K7P 2Y5

Your Total Real Estate Package!