

Property Member Full

151 HAWTHORNE Avenue, Kingston, Ontario K7M 1Y9

Member Full
Active / Residential

Confidential for REALTORS® Only

Listing ID: 40551987
List Price: \$527,900.00
New Listing



Frontenac/Kingston/25 - West of Sir John A. Blvd Bungalow/House/Detached

	Beds	Baths	Kitch
Main	3	1	1

Beds (AG+BG): 3 (3 + 0)
Baths (F+H): 1 (1 + 0)
AG Fin SqFt Range: 501 to 1000
AG Fin SqFt: 896/Assessor
DOM/CDOM: 0/0
Ownership Type: Freehold/None
Tax Amt/Yr: \$3,192.59/2023

Recent: 03/11/2024 : New Listing
Seller: TREMBLAY, STEPHEN PHILIP
ARN/PIN: 1011 060 010 19 / 360840538
Legal: LT 29, PL 449 ; KINGSTON

Remarks/Directions

Public: Excellent Starter or Downsize Bungalow, well located on a very Quiet Cul-De-Sac in Balsam Grove! Well cared for Home, boasting 3 Bedrooms and 1 Bathroom on the carpet free Main Floor, a Lower Level Rec Room, with Large Laundry and Workshop areas. Patio Doors from Dining Room to the Deck on a Full 60' x 126' city lot offering a great Backyard treed at the back, with lots of room for Gardening, Entertaining or expansion. Brand new Roof Fall/2023, Gas Furnace & Central Air in 2015, All Appliances included, of which the Fridge & Stove are brand new in March 2024! Driveway Steel Carport Shelter Included, Wonderful Central City location, close to everything. Nothing to do but move in!

REALTOR®: Please include Schedule B found in the Documents section.

Directions to Property: Portsmouth Ave to Valleyview Ave to Hawthorne Ave

Exterior

Exterior Feat:	Deck(s)	Foundation:	Roof:	Asphalt Shingle
Construct. Material:	Aluminum Siding		Prop Attached:	Detached
Shingles Replaced:	2023		Apx Age:	51-99 Years
Year/Desc/Source:	1952//Assessor		Rd Acc Fee:	
Property Access:	Municipal Road			
Garage & Parking:	Carport Parking, Private Drive Single Wide//Asphalt Driveway			
Parking Spaces:	3	Driveway Spaces:	Garage Spaces:	
Water Source:	Municipal	Water Tmnt:	Sewer:	Sewer (Municipal)
Lot Size Area/Units:	/	Acres Range:	Acres Rent:	
Lot Front (Ft):	60.00	Lot Depth (Ft):	Lot Shape:	Rectangular
Location:	Urban	Lot Irregularities:	Land Lse Fee:	
Area Influences:	Greenbelt/Conservation			
Topography:			Fronting On:	East
Restrictions:			Exposure:	West

Interior

Interior Feat:	None	Basement Fin:	Partially Finished	
Basement:	Full Basement			
Laundry Feat:	In Basement			
Cooling:	Central Air			
Heating:	Forced Air, Gas			
Fireplace:	1/Living Room, Wood		FP Stove Op:	Yes
Under Contract:	HWT-Gas		Contract Cost/Mo:	
Inclusions:	Dishwasher, Dryer, Refrigerator, Stove, Washer			
Add Inclusions:	Garden Shed, Driveway Steel Carport Shelter			



Property Information

Common Elem Fee:	No	Local Improvements Fee:	
Legal Desc:	LT 29, PL 449 ; KINGSTON	Survey:	Available/ 1978
Zoning:	UR7	Hold Over Days:	60
Assess Val/Year:	\$221,000/2016	Occupant Type:	Owner
PIN:	360840538		
ROLL:	1011 060 010 19	Deposit:	10000
Possession/Date:	60 - 89 Days/		
Possession Rmks:	TBA		

Marketing

Showing Requirements:	Showing System, Lockbox	
Showings:		
Showing Remarks:	ShowingTime, might need some notice re dog.	
Lockbox Type:	Masterlock	Locbox Loc/Serial#: Front Door/
Sign on Prop:	Yes	
Possession:	60 - 89 Days	

Brokerage Information

List Date:	03/11/2024	Expiration Date:	06/11/2024	Int Bearing Bkg Trust Account:	No
Financing:		SPIS:		Contact After Expired:	No
Buyer Agency Compensation Remarks:	2%			Special Agreement:	No
Assignment Of Listing:				HST Applicable to Sale:	No
Original List Price:	\$527,900.00				
List Brokerage:	RE/MAX Finest Realty Inc., Brokerage 			Brkge #:	(613) 389-7777
List Salesperson:	Richard Potter, Salesperson 			Direct #:	(613) 389-7777
Email:	rpotter@kingstonhouses.com			L/SP Cell:	(613) 545-5311

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Source Board: Kingston and Area Real Estate Association
Prepared By: Richard Potter, Salesperson
Date Prepared: 03/11/2024

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