

**Property Member Full**

**151 HAWTHORNE Avenue, Kingston, Ontario K7M 1Y9**

Member Full  
**Active / Residential**

**Confidential for REALTORS® Only**

Listing ID: **40551987**  
List Price: **\$514,900.00**



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

	Beds	Baths	Kitch
Main	<b>3</b>	<b>1</b>	<b>1</b>

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: **26/26**  
 Ownership Type: **Freehold/None**  
 Tax Amt/Yr: **\$3,192.59/2023**

**Recent:**  
**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 Living Room with Fireplace, 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. Survey and Furnace Report there also.**

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

**Exterior**

Exterior Feat:	<b>Deck(s)</b>				
Construct. Material:	<b>Aluminum Siding</b>			Roof:	<b>Asphalt Shingle</b>
Shingles Replaced:	<b>2023</b>	Foundation:	<b>Block</b>	Prop Attached:	<b>Detached</b>
Year/Desc/Source:	<b>1952//Assessor</b>			Apx Age:	<b>51-99 Years</b>
Property Access:	<b>Municipal Road</b>			Rd Acc Fee:	
Garage & Parking:	<b>Carport Parking, Private Drive Single Wide//Asphalt Driveway</b>			Garage Spaces:	
Parking Spaces:	<b>3</b>	Driveway Spaces:	<b>2.0</b>	Sewer:	<b>Sewer (Municipal)</b>
Water Source:	<b>Municipal</b>	Water Tmnt:		Acres Rent:	
Lot Size Area/Units:	<b>/</b>	Acres Range:	<b>&lt; 0.5</b>	Lot Shape:	<b>Rectangular</b>
Lot Front (Ft):	<b>60.00</b>	Lot Depth (Ft):	<b>126.00</b>	Land Lse Fee:	
Location:	<b>Urban</b>	Lot Irregularities:		Fronting On:	<b>East</b>
Area Influences:	<b>Greenbelt/Conservation</b>			Exposure:	<b>West</b>
Topography:					
Restrictions:					

**Interior**

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

**Property Information**

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

**Marketing**

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

**Brokerage Information**

List Date: **03/11/2024**  
Financing:  
Buyer Agency Compensation Remarks: **2%**  
Assignment Of Listing:  
Original List Price: **\$527,900.00**  
List Brokerage:  
List Salesperson:  
Email:

Expiration Date: **06/11/2024** Int Bearing Bkg Trust Account:**No**  
SPIS: Contact After Expired:**No**  
Special Agreement: **No**  
HST Applicable to Sale:**No**

Brkge #: **(613) 389-7777**  
Direct #: **(613) 389-7777**  
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: 04/06/2024

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